Cochrane Open Space Master Plan

cochrane
HOW THE WEST IS NOW

November 2012

O2 PLANNING + DESIGN

Acknowledgements

The Cochrane Open Space Master Plan is the result of collaborative efforts by the residents of Cochrane, park and recreation stakeholders, community organizations, Town Council, Senior Administration, Community Services staff, and the project team from O2 Planning and Design, and Intelligent Futures.

Town of Cochrane
Suzanne Gaida, Project Manager, Senior Manager Community Services
Terry Robertson, Parks + Facilities Manager
Nicole Tomes, Development + Environmental Planner
Tracy Smyth, Recreation + Culture Manager

O2 Planning + Design Inc.
Douglas Olson, President
Véronique Pelletier, Project Manager, Landscape Architect + Planner
Christian Gass, Planner
Emily Sinclair, Planner
Charlotte Wain, Planner
Maria Galdon, Landscape Architect
Micheal Williamson, Intern Landscape Architect

Intelligent Futures
John Lewis, Public Engagement Specialist

Credit Cover Photo 1+3 +4 | Kris Nielson

Contents

Executive Summary vii

1. Introduction

1.1 What is Open Space? 9
1.2 Benefits of an Open Space System 10
1.3 Purpose of the Plan 11
1.4 Scope of the Open Space Master Plan 11
1.5 Planning Process 12
1.6 Public Participation 12

2. Planning Context

2.1 Community Profile 15
2.2 Regional Context 18
2.3 Relevant Plans 19
2.4 Trends 22

3. Public Engagement

3.1 Summary of Stage One Public Engagement 25
3.2 Summary of Stage Three Public Engagement 28

4. Context Analysis

4.1 Natural Features 29
4.2 Visually Significant Areas 33
4.3 Historic and Cultural Features 35
4.4 Community Destinations 36

5. Open Space Inventory + Analysis

5.1 Open Space Inventory 39
5.2 Access to Open Space 41
5.3 Composite Values Level of Service Assessment (CVLOS) 43
5.4 CVLOS | Open Space Scores 45
5.5 CVLOS | Open Space Quality 46
5.6 CVLOS | Diversity of Amenities 48

6. Issues + Opportunities

6.1 Ecological Infrastructure 51
6.2 Connectivity 52
6.3 Existing Open Spaces 54
6.4 Gaps in Open Space Activities and Facilities 55

7. Vision + Principles

7.1 Vision 57
7.2 Principles 58

8. Future Growth Needs Assessment

8.1 Assumptions 61
8.2 Indicators 61

9. Open Space Concept

9.1 Open Space Concept Plan 71
9.2 Open Space Classification and Policies 77
9.3 Pathways and Trails Classification and Policies 85
9.4 Open Space Activities and Amenities 89
9.5 Off-Leash Dog Areas 91
9.6 Stormwater Management 91

10. Implementation

10.1 Relevant Policies and Standards Review + Recommendations 93
10.2 Phasing and Costing 96
10.3 Funding and Potential Land Acquisition Strategies 102
10.4 Stewardship and Community Involvement 106
10.5 Open Space Master Plan Review 106

References 105

Appendices

Appendix A. What We Heard Reports - Stage One and Stage Three
Appendix B. Composite Value Level of Service Inventory Form and Results
Appendix C. % of Open Space in Established and Future Neighbourhoods
Appendix D. Composite Value Level of Service Assessment Methodology
Appendix E. Riverfront Park Concept Design
Appendix F. Parks Facilities Maintenance Standards
Appendix G. Summary of Changes to the Draft Cochrane Open Space Master Plan

List of Tables

Table 1 Relevant Plans 19
Table 2 Trends 22
Table 3 Existing Open Space Activities and Facilities 39
Table 4 Open Space as a Percentage of Total Land Area 62
Table 5 Open Space per 1,000 Residents 63
Table 6 Current Facilities per 1,000 Residents VS National Standards 64
Table 7 Potential Future Growth Facilities Needs 64
Table 8 Open Space-Related Total Expenditure per Resident 68
Table 9 Parks and Facilities Services Staff per Hectare of Open Space 69
Table 10 Major and Minor Node Classification 73
Table 11 Preliminary Program for the Future Athletic Park 76
Table 12 Open Spaces Classification 78
Table 13 Pathways and Trails Classification 86
Table 14 Open Space Activities and Amenities Checklist 90
Table 15 Relevant Planning Policies and Recommendations 94
Table 16 Missing Plans and Policies 95
Table 17 Phasing and Costing 96
Table 18 Potential Land Acquisition Strategies 100

List of Maps

Map 1 Natural Features 30
Map 2 Visually Significant Areas 32
Map 3 Historic and Cultural Features 34
Map 4 Community Destinations 37
Map 5 Existing Open Spaces and Recreation Amenities 40
Map 6 Areas beyond 400 m of any Developed Open Space 42
Map 7 Composite Values Level of Service Assessment | Existing Open Space Scores 44
Map 8 Composite Values Level of Service Assessment | Score Diagram 47
Map 9 Composite Values Level of Service Assessment | Diversity of Amenities Diagram 49
Map 10 Missing Links 53
Map 11 Open Space Concept 72
Map 12 Proposed Open Space Classification 79

List of Figures

Figure 1 Open Space Benefits 10
Figure 2 Engagement Process 13
Figure 3 Population demographics and projection for the Town of Cochrane 16
Figure 4 Population Age Distribution in the Town of Cochrane (2011) 17
Figure 5 Regional Context 18
Figure 6 Illustration – High Quality Park VS Low Quality Park 45
Figure 7 Spectrum of Open Spaces 77

Executive Summary

The Cochrane Open Space Master Plan (COSMP) will guide the management and development of the Town of Cochrane's open space system over the next 20 years. The COSMP was developed through a collaborative process with the community and stakeholders to ensure that the Plan responds to their needs and aspirations. Three phases of public engagement were used to meaningfully engage citizens, including innovative approaches such as online mapping tools and social media to provide additional entry points into the planning process.

The COSMP addresses three issue areas affecting open space use and development:

» Community needs
» Anticipated changes to population growth and development patterns
» Emerging trends in the recreation and health sectors

The COSMP recommends an open space typology and a pathways and trails classification system, articulates clear policies, and identifies short, medium, and long-term strategies and actions to help Cochrane meet current and future community open space needs.

The COSMP is based on a detailed analysis of Cochrane's open space needs. Chapters one to six present this analysis, including a summary of public engagement. The analysis is comprised of the overall planning context that presents existing population demographics and population projections, regional context, and existing plans and policies; the overall community context that presents the community's natural features, visually significant areas, historic and cultural features, and community destinations; and the open space context that presents an assessment of level of service. The analysis concludes by identifying issues and opportunities with the existing open space system, including areas that are well and poorly served by open spaces, ecological infrastructure, connectivity, existing open spaces, and recreational facility gaps.

A shared long-term vision and agreed upon principles provide direction for the policies and actions in the COSMP. Chapter seven develops the following vision and principles:

"Cochrane's open space system will be carefully managed and maintained to support a variety of passive and active recreational activities. Improved amenities will increase the range of activities within the open space system and will be adaptively designed to respond to population growth and demographic trends. A comprehensive open space, pathway and trail system will connect communities to each other, to major service destinations and to the natural environment, sustainably contributing to active transportation choices and to enhanced ecological and economic values. Cochrane's rural heritage and small town character will be celebrated through an open space system that respects its natural setting and responds to user priorities."

Seven guiding principles support the vision:

» **Respect Nature.** The open space system protects existing ecological infrastructure by preserving sensitive habitats. It also contributes to ecological resources through sustainable design and maintenance strategies.
» **Connect Communities and Destinations.** A well connected pathway and trail system provides access to shops, markets and cultural and recreational amenities through a range of active transportation modes.

» **Strike a Balance Between Uses and Users.** A combination of design approaches, signage and education initiatives, and on-going dialogue about user needs should be used to minimize user conflicts.
» **Make It Easy To Use.** Clear, recognizable and easy to read signage should define appropriate user activities and behaviours to create a multi-use network that is safe, accessible and easy to navigate.
» **Provide a Range of Open Space Types.** The range of activities available within Cochrane's open space system should support passive and active users across a range of age and abilities.
» **Strengthen Amenities.** New amenities such as water parks, BBQ pits, outdoor running tracks, outdoor exercise equipment, and sculpture and community gardens should expand or enhance the range of activities.
» **Recognize Value.** The social, economic and environmental benefits of outdoor recreation are widely acknowledged through investment in open space systems.

The recommended open space concept is based on the Town of Cochrane's objective to maintain its current open space level of service and, in some cases, increase this level. Chapters eight to ten present the future recommendations for Cochrane's open space system, including a future growth needs assessment, an open space concept and an approach to implementation.

The future growth needs assessment uses assumed population growth and four open space indicators to identify the amount of open space and facilities required to meet future growth needs. The indicators include:

» Open space area as a percent of total land area
» Open space per 1,000 residents
» Open space facilities per 1,000 residents
» Open space-related total expenditure per resident

The open space concept is based on five key elements:

» **Bow River and Tributaries.** The Bow River Valley and its tributaries is the backbone of the open space system.
» **Greenways and Linear Parks.** Greenways and linear parks link destinations and augment green infrastructure.
» **Variety of Open Space Types.** Major and minor nodes punctuate the network to complete the open space system.
» **Connectivity.** Pathways and trails provide access to, and within, the open space system. They connect people to open space, nodes and community destination and promote active transportation.
» **Public Realm.** In urban environment, the public realm offers additional open space opportunities.

New typologies of open spaces, pathways and trails provide a wider range of facilities and amenities to better respond to community needs. Specific policies and actions are specified for each open space, pathway and trail type, as well as general policies and actions.

The implementation section examines the policies and procedures required to ensure the open space concept is realized to its full potential. It provides recommendations on existing relevant policies and standards, identifies missing plans and policies, phasing and costing, potential funding and land acquisition strategies and COMSP review process.

1. Introduction

The Town of Cochrane is a vibrant and rapidly growing community of almost 18,000 residents located along the Bow River in the Rocky Mountain foothills within a 30 minute commuting distance of The City of Calgary. Cochrane recognizes the benefits of a well planned open space system, the need to protect its investment in open space and the importance of planning to meet future growth needs.

The Cochrane Open Space Master Plan (COSMP) will guide the development of Cochrane's open space system over the next 20 years. The Plan was developed through a collaborative process with the community and stakeholders to ensure that the Town's open space system reflects their needs and aspirations.

1.1 What is Open Space?

Open space typically refers to a parcel of land or water in a predominantly open and undeveloped condition that is suitable for a range of uses. The most common open space uses include:

- Protecting sensitive environments and maintaining ecosystem services,
- Providing green infrastructure,
- Maintaining a community's sense of place and character,
- Providing passive and active outdoor recreation and community gathering opportunities,
- Protecting assets of cultural and historical significance, and/or
- Creating an appealing break from the surrounding urban form.

1.2 Benefits of an Open Space System

There is a fundamental relationship between the open space elements of a community and its livability, health and function. For many residents, open spaces, pathways and trails are recognized as essential community services. These community assets provide vital benefits to both the individuals who actively enjoy these spaces and those who benefit from their existence.

The environment, quality of life, health and economy are priorities for Cochrane (Parks, Recreation & Culture Facilities Master Plan, 2008). Residents strongly value the role of the open space system in supporting these priorities. It is therefore necessary to identify and protect the essential services that open spaces and pathways afford the community.

A well planned and executed open space and pathway system will generate significant social, environmental and economic benefits as outlined in Figure 1.

Figure 1 Open Space Benefits

BENEFITS	
Environment	» Protect important wildlife habitat within, and provide connectivity to habitat beyond, the Town, » Provide green infrastructure ensuring the sustained flow of ecosystem services and reducing the need for costly built infrastructure, » Mitigate air pollution and reduce carbon emissions, » Improve and protect water quality, » Connect children, families and individuals to nature,
Quality of Life and Community Development	» Provide for a diverse range of structured and unstructured outdoor recreation opportunities, » Preserve the Town's distinct sense of place, community character and history, » Facilitate community involvement, creativity, connectedness and pride,
Health	» Enable residents to be more active, more often and for longer periods of time at home, work and play, » Support and facilitate early childhood development and socialization,
Economic	» Provide opportunities for economic renewal and growth, » Attract new as well as retain existing business investment and skilled labour, » Increase property values and tax revenues, » Reduce government expenditures on municipal infrastructure and health care, and » Inspire increased tourism visitation and expenditures.

To ensure that benefits can be realized, a forward thinking, long-term, Open Space Master Plan is required.

1.3 Purpose of the Plan

The Open Space Master Plan is a future-focused, system wide, strategic plan that will guide the resourcing, development, management, provision and expansion of Cochrane's open spaces and pathways over the next 20 years. The Master Plan has been developed to address three issue areas affecting open space use and development:

1. Community needs
2. Anticipated changes to population growth and development patterns
3. Emerging trends in the recreation and health sectors

The Master Plan recommends an open space typology, articulates clear open space policies and identifies short, medium and long-term strategies and actions to help Cochrane meet current and future community open space needs. With the exception of the Riverfront Park Concept Design Plan, it is outside the scope of the Master Plan to undertake detailed planning, design or programming for each component in the open space system.

The Open Space Master Plan has been developed in accordance with commitments made in the Sustainability Plan, the Municipal Development Plan and the Parks, Recreation and Culture Facilities Master Plan. The Master Plan will inform plans and policies that are in progress (e.g. Integrated Downtown Action Plan, Bicycle Network Plan, the proposed Multi-Modal Transportation Plan) and other future planning endeavours.

Though the plan provides a detailed map to achieve the long-term vision, it is intended to be a "living document". That is, the document and the priorities contained within will be regularly reviewed in light of changing trends, higher order community planning and the direction of Council.

1.4 Scope of the Open Space Master Plan

The Open Space Master Plan focuses on the open spaces, pathways and trails owned and/or operated by the Town of Cochrane. In addition, the Master Plan recognizes and defines linkages to open spaces outside of the municipal open space system such as Glenbow Ranch Provincial Park, Bow RiversEdge Campground, the Links at Glen Eagles and the Cochrane Golf Club.

Stage 1 Public Engagement

Stage 2 Public Engagement

1.5 Planning Process

The Open Space Master Plan was developed using a two-part process founded on purposeful and meaningful public and stakeholder engagement based on an understand, explore, confirm approach. This approach ensures that existing conditions are properly understood, that opportunities for improvement are explored and that recommendations generated through this process are confirmed before being finalized in a planning document.

Part 1: Open Space Master Plan

Part 1 generated an Open Space Master Plan that recommends a future open space concept, including a location for Riverfront Park. Public and stakeholder input was sought throughout the planning process. The Master Plan was informed by a thorough evaluation and analysis of Cochrane's planning context and existing open space, pathway and trail systems. Issues and opportunities were identified, future growth needs were determined and a preliminary open space concept was developed. Findings were documented in a draft Master Plan, which was subsequently finalized following public and stakeholder review.

Part 2: Riverfront Park Concept Plan

With the preferred location of the Riverfront Park determined in Part 1, Part 2 focused on preparing a creative concept design for the Park that meets both short and long-term community priorities. Detailed site analysis, site program development, concept development and report preparation were undertaken.

1.6 Public Participation

The application of both centralized and decentralized engagement approaches guided the preparation of the Open Space Master Plan. Every effort was made to engage citizens, partners, stakeholders and Council early and often throughout the planning process.

A three-staged public participation approach was applied and innovative, yet practical, engagement techniques were implemented to provide multiple entry points into the planning process. The purpose, dates and applied techniques for each stage of engagement are presented in Figure 2 Engagement Process.

Figure 2 Engagement Process

STAGE	PURPOSE	TECHNIQUES
1. Issues + Opportunities Identification – Community Visioning **March – April 2012**	» Generate awareness + inspire participation » Understand current perceptions, issues + needs	» Photo + Video Voice » Online Mapping » Online Survey » Open House » Sounding Boards » Focus Groups » Council + Staff Workshop » The Cochrane Open Space Master Plan Facebook page
2. Preliminary Open Space Master Plan **July 2012**	» Input on draft vision + principles » Future open space concept » Ideas for a Riverfront Park	» Focus Group
3. Draft Master Plan Review **October 2012**	» Input on draft Master Plan » Concept Design for Riverfront Park	» Open House » Online Mapping » Online Survey » Council Presentation » The Cochrane Open Space Master Plan Facebook page
4. Final Master Plan **November 2012**	» Release the final Master Plan	» Website Update » News Release » The Cochrane Open Space Master Plan Facebook page

Stage 3 Public Engagement

“We are blessed to have such a long and wonderful pathway system. We are the envy of many communities.”

2. Planning Context

A number of different factors influence the current and future demands placed on an open space system. The Open Space Master Plan has been developed in relation to existing population demographics and population projections, regional context, and existing plans and policies. Trends within these factor areas have been identified and inform the content and direction of the Open Space Master Plan.

2.1 Community Profile

The Town of Cochrane is nestled in the southwestern Alberta foothills along the Bow River and is afforded scenic views of the Rocky Mountains, boasts a strong ranching heritage and is defined by a vibrant community that embraces its small-town character. Cochrane offers numerous festivals and recreation opportunities that celebrate its cultural heritage and distinct natural features. Local amenities, such as the historic downtown neighbourhood, Cochrane Ranche Historic Site, and Agricultural Society grounds, are defined by a western architectural aesthetic characteristic of towns located in the Rocky Mountain foothills.

The Canadian Pacific Railway granted the town site in 1885 and named it in honour of Senator Matthew Henry Cochrane- the founder of the Cochrane Ranche in 1881 (Town of Cochrane, n.d.). As the hamlet grew, it became a Village in 1903 and was officially established as a Town in 1971.

2.1.1 Population Demographics + Projections

The Town of Cochrane is experiencing rapid population growth. With a growth rate of 27.8 % over the last 5 years, Cochrane is one of the fastest growing communities in Canada. In 2011, the Town of Cochrane had a population of 17,580 living in 6,523 of its 6,824 total dwellings (Statistics Canada, 2012). The population of Cochrane is expected to increase to approximately 37,000 residents by 2032*. Population counts and projection are shown in Figure 3.

*The population projection is based on the following annual growth rates.

YEAR	GROWTH RATE
2011-2015	5.0 %
2016-2020	4.0 %
2021-2025	3.0 %
2026-2030	2.0 %
2031-2035	2.0 %

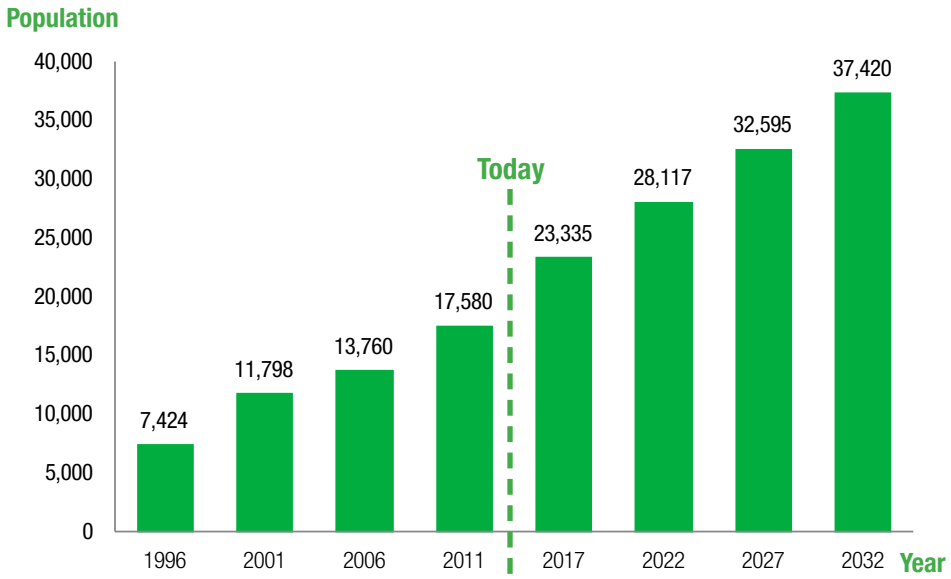


Figure 3 Population Demographics and Projection for the Town of Cochrane

Source: Statistics Canada (2011) and Town of Cochrane

To meet projected population growth, Cochrane annexed lands from adjacent areas to extend its municipal boundary in 2004. Some of this land has since been designated and planned for future development. The following development areas are anticipated to support the majority of the population growth:

AREA STRUCTURE PLANS	ESTIMATED POPULATION
Cochrane West	5,710
Heritage Hills	955
Sunset Ridge	8,550 - 11,400
River Heights	12,000
South Ridge	6,200
West Ridge	6,000 - 7,100

2.1.2 Population Age Distribution

Figure 4 shows the population age distribution for Cochrane in 2011. Compared to the rest of Alberta, Cochrane has a slightly larger population base of adults aged 40 – 59 and of children aged 0 – 19. Conversely, Cochrane has a lower proportion of young adults aged 20 to 29. This population age distribution is generally consistent with Cochrane's character and amenities; the Town is located within commuting distance from Calgary and is a family-oriented community with no post-secondary training facilities. The age distribution of Cochrane residents shifted from a median age of 35 in 2001, to 38 in 2011. With population growth in this demographic, the community appears to be experiencing a trend toward family-oriented lifestyles.

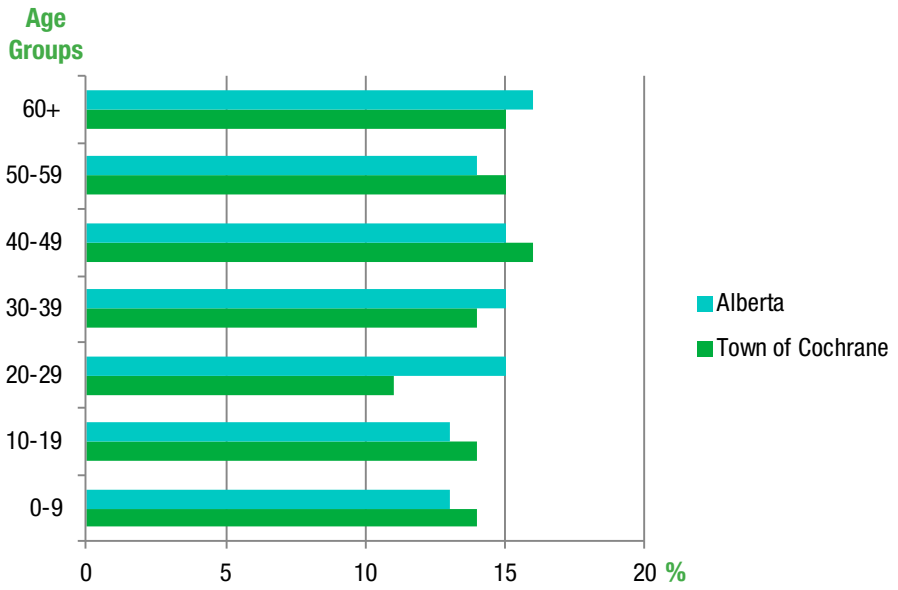


Figure 4 Population Age Distribution in the Town of Cochrane (2011)

Source: Statistics Canada, 2011

2.1.3 Implications of Population Change

The relatively high proportion of children and youth who are expected to live in Cochrane informs planning considerations for the Town's future open space system. Cochrane will likely experience pressure for programmed open space due to the growing number of children and youth in the community. Open spaces such as parks with play structures and playing fields will be the most likely to experience high demand. Multi-use pathway systems that offer families recreation opportunities that are connected in a network will likely also be popular.

The types of amenities and services provided in the parks, open space and pathways system will have to be tailored to meet the demands of present and projected future demographics. Although the parks, open space and pathways plan cannot rely entirely on demographic trends, this data can help inform the range of approaches and policies that are most relevant to the community today and into the future.

2.2 Regional Context

The Town of Cochrane is located approximately 18 km west of the Calgary city limits in Rocky View County. The Town is well-served by transportation routes as it is intersected by two major Provincial highways: Highway 1A and Highway 22 (see Figure 5. Regional Context). As the Calgary region is expected to grow by an additional 1.6 million residents by the year 2076 (Calgary Regional Partnership, 2012), the Town of Cochrane is likely to receive an influx of residents and tourists.

The importance of considering the residents, land use, and open spaces associated with the broader region is highlighted in the 2008 Parks, Recreation and Culture Facilities Master Plan; where many of the regional residents already engage in recreational activities and use Cochrane's open space system. A regional perspective to planning for Cochrane's open space system will be increasingly important as population and development continues to grow.

Cochrane's strategic location along the Bow River and its tributaries (Big Hill Creek and Jumping Pound Creek), and at the intersection of the Cowboy Trail, an important touristic corridor, offers multiple opportunities to enhance regional open space linkages and recreational activities. For instance, the Town of Cochrane and the Glenbow Ranch Provincial Park have recently completed a pathway connection through the community of Gleneagles. As the City of Calgary is working to complete a pathway connection through its future Haskayne Park, this regional pathway will be a unique opportunity to pedal, walk or run from Calgary to Cochrane opening the way to many excursionists.

Rocky View County recently completed its Parks and Open Spaces Master Plan (2011) in which regional connections to the Town of Cochrane are identified. Conceptual connections through the Big Hill Creek to the Big Hill Springs Provincial Park and along major roads are planned.

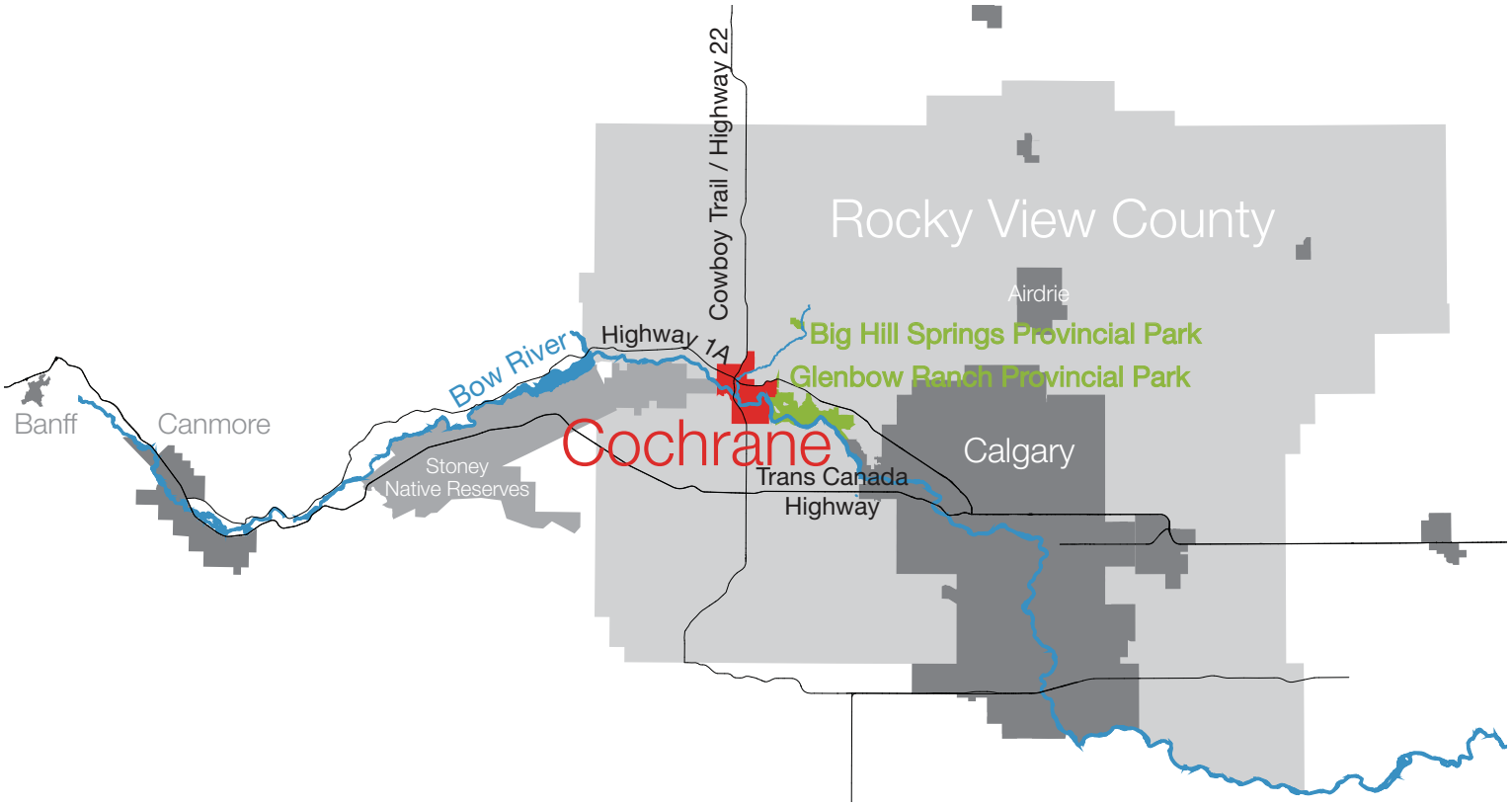


Figure 5 Regional Context

2.3 Relevant Plans

The Cochrane Open Space Master Plan builds on previous planning by the Town of Cochrane. The recommendations outlined in the Plan align with and contribute to achieving the direction set forth in regional and municipal plans. Table 1 summarizes important policy direction and the implications for the Open Space Master Plan.

Table 1 Relevant Plans

POLICY	DIRECTION	IMPLICATIONS
REGIONAL		
Calgary Metropolitan Plan	The Calgary Regional Partnership (CRP) and associated Calgary Metropolitan Plan (CMP) provides broad long-term guidance regarding ecological "infrastructure" and landscape connectivity through collaboration between municipalities to "ensure the health and integrity of the ecological system" is maintained (Calgary Regional Partnership, 2012). The CMP recommends municipalities work together to "align and coordinate local, regional and inter-municipal plans to protect the five key elements of the region's ecological infrastructure: » wetlands » riparian buffers » regional corridors » large patches of natural vegetation » ridges and escarpments" (Calgary Regional Partnership, 2012, p. 8). The CMP recommends that the Calgary Regional Partnership (CRP) "pursue[s] the creation of a Regional Open Space strategy which would include the provision of publicly accessible parkland" (Calgary Regional Partnership, 2012, p. 87). The CRP aims to "work with the province, member municipalities and the private sector to develop and implement a range of conservation tools" to ensure ecosystem integrity is maintained (Calgary Regional Partnership, 2012, p. 8).	» Cochrane's open space system is an important tool in protecting the ecological elements within the town. » The Cochrane OSMP considers broader regional open space demands to provide a range of publicly accessible parklands in the town.
TOWN		
Cochrane Sustainability Plan	A set of 13 Pathways in the Cochrane Sustainability Plan (CSP) provide a framework for moving towards greater sustainability. Pathways 10 and 11 of the CSP describe how the current "open space and natural systems have been enhanced to maintain a healthy ecosystem", where "residents enjoy an open space and pathway system that is accessible and safe" (Town of Cochrane, 2009, p. 39). Pathway 12 promotes a safe pathway system that is "well connected throughout the Town and region, and [its] main corridors are used year-round." Pathway 13 describes how "Cochrane is renowned for the preservation of its historic buildings, landscapes, vistas and landmarks" and how "natural capital is being regenerated through protected green spaces and animal habitats." The CSP indicates a need for preserving and enhancing "ecological infrastructure, including wildlife corridors, wetlands, watersheds, habitat areas and open space" (Town of Cochrane, 2009, p. 39). The CSP also specifies key targets that are relevant to the OSMP: By 2020: » "natural areas and habitat are maintained or increased." By 2029: » "100% of the community is within 400m of some form of public open space" and "100% [of] environmentally sensitive areas [are] protected." » "there is a complete interconnected mode and corridor network throughout Cochrane and its region that is accessible to the full range of vehicular and non-vehicular uses/users."	» Ensure the Cochrane OSMP supports the target for 100% of the community being within 400m of some form of public open space and 100% of environmentally sensitive areas being protected. » The underlying goals of the OSMP should help ensure an open space system in the Town that sustains healthy ecosystems and supports connectivity between residents and the open spaces and pathways. **"By 2029, 100% of the community is within 400 m of some form of public open space and 100% of environmentally sensitive areas are protected" Cochrane Sustainability Plan.**

POLICY	DIRECTION	IMPLICATIONS
2012 Strategic Plan	The 2012 Strategic Plan for the Town of Cochrane highlights the importance of creating "a complete community through a balance of environmental, economic, and social infrastructures" (Town of Cochrane, 2012, p. 11).	» Devise policies in the Cochrane OSMP that enables the open space system to play a key role in building a more sustainable community.
Ten Year Financial Strategy	The objectives of the Ten Year Financial Strategy are to: » Create a high level financial overview of Town Operating and Capital costs from 2011 to 2020, » Propose a reserves strategy that enables future asset replacement using a mix of funding options, and » Present financial impacts of phasing in capital priorities to 2020.	» The Ten Year Financial Strategy's short-, medium-, and long-term strategic planning priorities for the Town will inform the extent of development and land acquisition that is likely financially feasible as the Open Space Master Plan is prepared. » Ensure the Cochrane OSMP provides recommendations for open space acquisitions and implementation actions that will be considered during the annual update of the Ten Year Financial Strategy (as part of the Town's strategic planning process).
Municipal Development Plan	The 2008 Municipal Development Plan (MDP) for the Town of Cochrane provides the following relevant open space policies: » Apply environmental reserves and statutory planning tools (environmental and conservation easements) to protect ecologically significant areas (policy 6.3.3b). » Environmental assessments must be prepared for all developments and subdivisions (policy 6.3.2), and adequate subdivision and development setbacks must be provided from ecologically significant features (policy 6.3.3c). » For proposed multi-unit residential developments, large-scale subdivisions, or recreational and industrial developments that contain or are adjacent to ecologically significant areas a visual impact analysis must be provided to "minimize the visual impact of development on the scenic resources of the area" (Town of Cochrane, 2008, p. 21). » Continued development and enhancement of the Regional Pathway System is promoted (policy 8.3.17). » Natural Amenities which directly influence the future of Cochrane's open space system should be retained (policy 8.3.18). Schedule 'D' of the MDP provides a map of a proposed parks, open space, schools, and recreation system. This information has helped inform the development of the Open Space Master Plan.	» Ensure the policies in the MDP inform the OSMP in protecting important natural features in growth areas and to incorporate these into the parks and open space system. » Ensure the Cochrane OSMP preserves and maximizes benefits from important view corridors through the Town and beyond in the open space and pathways system. » The OSMP will need to incorporate policies that support the direction provided in the MDP regarding the Regional Pathway System and Retention of Natural Amenities. » The OSMP will need to ensure regional demands and uses of open spaces and pathways are integrated into the policies regarding future open space system acquisition and development. » Schedule 'D' of the MDP (Proposed parks, open space, schools, and recreation system for the Town of Cochrane) should be evaluated to determine how components of it can be integrated into the OSMP.

POLICY	DIRECTION	IMPLICATIONS
Transportation Plan Update	Few improvements have been made to the bicycle and pedestrian network in Cochrane since the last transportation plan update (Urban Systems, 2009). The Plan summarizes the information provided in the MDP regarding existing and future bicycle and pedestrian networks, including existing and proposed grade separated street crossings, potential connections to future development areas, as well as existing and proposed parks and open spaces. The Transportation Plan Update reaffirms the need for Cochrane to "explore alternate modes of travel to reduce congestion levels" including "enhancing the existing non-automotive network and improving on the connectivity of the existing pathway system, as well as to encourage bicycle facilities on the main road infrastructure" (Urban Systems, 2009, p. 48). There are cycling pathway requirements to ensure connectivity between links and a need to identify areas for potential to retrofit bicycle facilities. It is anticipated that a new Multi-Modal Transportation Master Plan will be done in 2013.	» Ensure the OSMP reflects the need for linking the existing and proposed bicycle and pedestrian pathway system with the town's open space system.
Economic Development Strategic Framework, 2009 - 2011	Provides a framework for supporting a diverse and growing economy in the town.	» Ensure the OSMP identifies how the town's system of open spaces and pathways helps attract people and businesses, which can support its economic development objectives. » Highlight the town's potential economic benefits of the open space and pathways system, demonstrating the important links between preservation of ecological values, recreational opportunities, community sustainability, and economic development strategies.
Parks, Recreation & Culture Facilities Master Plan (2008)	The guiding principles of the Parks, Recreation and Culture Facilities Master Plan include: » Addressing Community Needs and Expectations » Promoting Community Development » Supporting Linkages » Encouraging Facility Sustainability » Enhancing Stewardship of Community Assets » Supporting the Heart of Cochrane » Enabling Clusters of Activity	» Devise policies that update the relevant guiding principles of the Parks, Recreation and Culture Facilities Master Plan. » Information provided in the Parks, Recreation and Culture Facilities Master Plan will inform the OSMP.
Area Structure Plans (ASP) and Neighbourhood Plans	Direction in the ASPs regarding Cochrane's open spaces and pathways generally follows that provided in the MDP. Common directions in the ASPs focus on: » Enhancing connectivity between open spaces, residential areas, schools, employment centres, and amenities and services in the Town, » Protecting biodiversity of sensitive ecosystems, and » Providing opportunities for appropriate recreational activities.	» Ensure OSMP builds on the direction provided in ASPs and Neighbourhood Plans to support more complete communities and protect or enhance environmental, social, cultural and economic values.

2.4 Trends

The manner in which parks and open spaces are enjoyed is dynamic and constantly evolving. Trends reflect the tendencies of society. Leisure, environmental, economic and population trends must be considered in decision making and in the investment of resources in open space system over the short, medium and long term. The key trends considered in this Plan and their implications on the future open space system are presented in Table 2.

Table 2 Trends

TREND	IMPLICATIONS
RECREATION PATTERNS	
Unstructured vs. Structured Activities Many people are seeking individualized, informal pursuits that can be done at flexible times near or at home. Only a third of Albertans sign up for organized sport, a sharp decline from earlier decades (Alberta Recreation and Parks Association, 2011).	Cochrane's open spaces and pathways need to reflect trends in types of recreational pursuits.
Recreation Activities Some of the more popular pursuits among Albertan residents include walking, golf, camping, swimming, hiking, cycling, jogging/running, fishing, gardening, and reading; while some of the most desired activities that respondents stated they would like to engage in include fitness (weight training, classes), yoga, dancing, paddling (canoe, kayak), curling, cycling, xc-skiing (Government of Alberta, 2008b).	The types of activities that Cochrane residents desire need to be considered in the development of the OSMP to ensure the town's open space and pathway system is relevant to residents.
Time + Travel People (especially families) are increasingly limited in discretionary time and are seeking recreational and leisure opportunities that are closer to home (Active Living Research, 2010).	A comprehensive connected system of open spaces and pathways can help address time and travel constraints by enabling residents to recreate more often in their own community.
HEALTH	
Physical Activity + Health Providing nearby places to exercise - primarily parks, open spaces and pathways - can significantly improve health of nearby residents (The Trust for Public Land, 2011; Active Living Research, 2010; Alberta Recreation and Parks Association, 2011).	A strong public demand to be active outside can be translated to the important role that Cochrane's parks, open space and pathways system plays in supporting more active and healthier lifestyles for the town's residents and tourists. **Vitamine G[reen]: As little as 20 minutes spent in greenspace can rejuvenate the mind and positively influence health.**

TREND	IMPLICATIONS
ENVIRONMENTAL	
Environmental Awareness Parks, open space and pathways enable children and adults to explore a range of natural environments to: » help residents to feel more comfortable in natural environments and to understand how their individual lifestyles and collective everyday actions are interconnected with the local and broader ecosystem processes, » learn about the ecological features and services unique to their community, and » facilitate a greater awareness and sensitivity of environmental issues and values within the community and beyond for generations (Saunier & Meganck, 1995; Dearden & Rollins, 2002; The Trust for Public Land, 2011)	As the landscape in and surrounding the Town of Cochrane becomes more congested with human developments and associated cumulative impacts, this local network of parks, open space and pathways will only increase in importance to connect people with nature. Ensure the OSMP supports the vital connections between residents and visitors and the ecological, cultural and recreational values in the Town and region. **"Society is 80% urbanized, spends 90% of our time indoors and is 100% dependent on a healthy ecosystem" (Dr. Trevor Hancock, National Recreation Summit, 2011)**
Nature Deficit Children are spending less time actively engaged in outdoor environments through unstructured recreation, resulting in a wide range of behavioral problems and physical health issues (Active Living Research, 2010; Louv, 2005). Mental health benefits from interacting with nature include reduced levels of attention deficit in children, improved cognitive ability, reduced aggressive behavior, and a general "recharge of the brain" (The Trust for Public Land, 2011; Louv, 2005). Senses of challenge and adventure children experience in nature contribute positively to their development (Cornell, 2001).	Develop policies that will enable opportunities for residents to be actively engaged in outdoor environments and exposed to, and better understand the ecological values of natural features in Cochrane.
COMMUNITY	
Social Capital Open spaces and pathways provide safe, quiet, clean, comfortable and desired places to enhance the social fabric of a community; where the natural spaces, built facilities, and established services create places where residents and tourists of Cochrane can meet, sit, picnic, talk, play, share, learn, and develop stronger relationships together. In general, parks, open space and pathways greatly contribute to Albertans' quality of life (Government of Alberta, 2008b).	Devise a planning framework that enables Cochrane's parks, open space and pathways system to facilitate a resilient, inclusive, and connected community.
Volunteerism There are fewer volunteers today compared to past decades, with volunteers more apt to want shorter working periods than in the past (Alberta Recreation and Parks Association, 2011). Retiring baby boomers offer a growing pool of talent that could help address volunteer gaps and burnout.	Ensure the OSMP highlights opportunities to engage and retain volunteers and community stewards of Cochrane's open space and pathways system.
Amenity Migration Open space and pathways have a positive effect on real estate values (Curran, 2001; Luttik, 2000) because people want to live near these amenities. Homebuyers are often willing to pay a premium for properties near natural open space, and residents will pay higher taxes to permanently protect a natural open space in their neighbourhood. With increased employment mobility, businesses and people are increasingly interested in living and working in communities that provide high quality outdoor recreation opportunities and conservation of environmental values (The Trust for Public Land, 2009).	A complete open space and pathways system in Cochrane can help the Town attract new residents, visitors and businesses, which can support its economic development objectives. **"Better place to live, better place to visit"**

[+ 600 Citizens
+ 1,550 Comments]

3. Public Engagement

Public engagement was integral to the development of the Cochrane Open Space Master Plan. A three-stage approach to public engagement provided residents with multiple entry points for participation in the planning process. Stage one and stage three invited residents to provide feedback on all elements of the Town's open space system while stage two was dedicated to technical focus group meetings. The following summarizes the findings and common themes heard throughout the first and third stage of the public engagement process. What We Heard Reports – Stage One and Stage Three are available in Appendix A.

3.1 Summary of Stage One Public Engagement

In March and April of 2012, the Town and the project team engaged the community in a number of ways to understand what is working in the open space system and what can be improved. In this period, the following engagement activities were held:

- A series of focus group workshops
- A public open house
- The Cochrane Open Space Master Plan Facebook page
- An interactive mapping tool
- Online surveys
- Sounding boards in three parks around town: Cochrane Ranche, Mitford Park, and the off-leash area at the end of River Avenue.

In total, approximately 542 citizens were engaged in this initial period, providing 1,364 comments. Key themes that emerged from the public engagement are outlined below. These themes reflect elements that the community likes, changes they would like to see, and indicative quotes illustrating these points. Through the feedback that was provided, it is evident that the story of the open space system going forward is about the enhancement of existing assets, rather than of significant deficits.

What we asked:

What do you like the most about Cochrane's parks, open spaces and pathays?

What changes do you feel would most improve Cochrane's parks, open spaces and pathways?

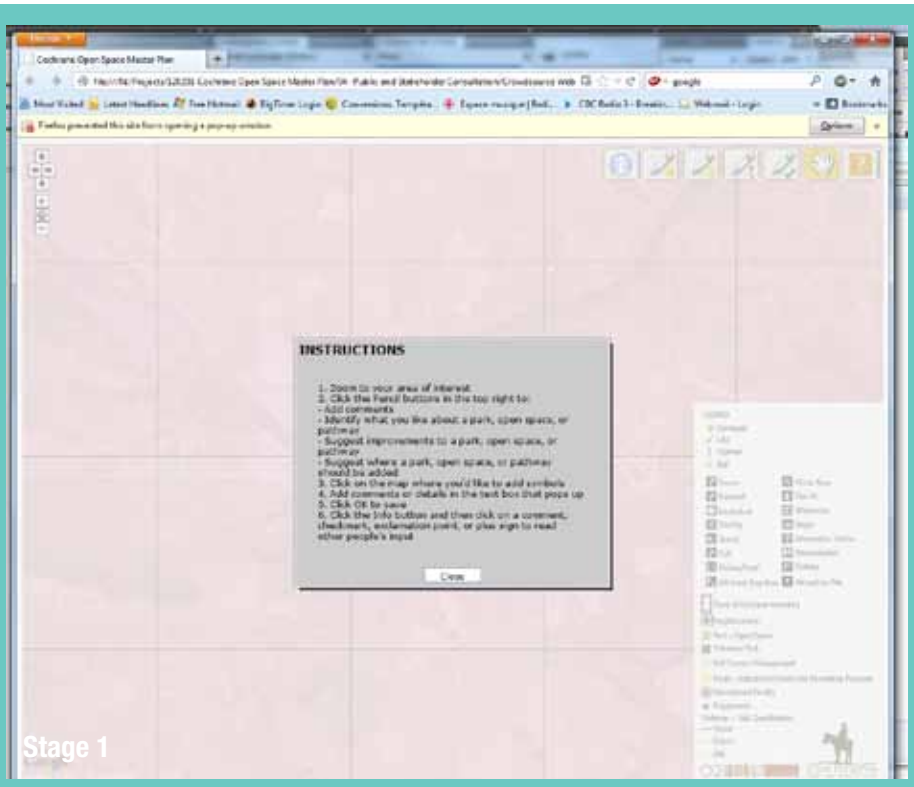
Word Cloud
Larger words were mentioned more often during the stage one engagement period.

Interactive Mapping Tool

A user-friendly internet mapping tool was used to allow the public to spatially identify issues and opportunities regarding parks and open spaces. Four button pencils were available to give feedback on the current open space system:

- Comment: Add comments
- Like: Identify what you like about a park, open space or pathway
- Improve: Suggest improvements to a park, open space of pathway
- Add: Suggest where a park, open space, or pathway should be added

The same online application was used during stage three to solicit comments on the Draft Open Space Concept.



"Wonderful to have beauty and nature around us."

"Prevent disturbance of natural and environmentally sensitive areas."

"Beavers and wildlife. We can co-exist and they are part of the environment."

"Bridging communities with the pathway system."

Appreciation for Cochrane's natural setting

Cochrane residents are appreciative of the natural setting of their town and efforts to build on this through the existing open space system. Many respondents expressed a desire to increase the amount of 'natural' open space in Cochrane. Suggestions included returning areas to their natural state through the removal of invasive species and the introduction of native plants and grasses, preserving and increasing wetlands, and ensuring that environmentally sensitive areas are protected.

Connectivity

A large number of people valued the connectivity of the existing open space system, particularly the pathways. While the connectivity of the open space system is appreciated, many felt that this should be improved over time through the introduction of new connections in both new and developing areas of town. This could be from one residential area to another, from major activity centres to each other or ensuring continuous bike connections from Cochrane to Calgary.

Signage

A common theme that emerged from the engagement was the desire to increase the signage and ability for information sharing in the open space system. The suggested areas for improvement included distance and wayfinding information, natural and historical information and signage indicating user priority along pathways

"There needs to be signage that lets people know that there is a pathway/park that will lead them to something."

Off-leash Dog Areas

The issue of off-leash dog use sparked discussions among the residents. There were strong opinions both from dog owners and users of the area who do not have dogs. Users of the off-leash areas – particularly the area adjacent to the Bow River at the south end of River Avenue – enjoy the space and use it frequently. Its length, openness, and location was highly valued, particularly the ability for dogs to access the river. Users of this area want to see it maintained and are concerned about the potential for a reduction in off-leash areas.

"More off-leash areas are needed that are just for dogs and not runners and cyclists."

Also, there were some concerns from the community with respect to conflicts between different users (dogs, cyclists, joggers and pedestrians) as well as environmental concerns over the potential for increased waste and environmental impact on the area.

"Safe path for kids to get to SLS Rec Center avoiding the dog park"

Amenities + Activities

Residents appreciate the amenities currently available in Cochrane's open spaces and there was strong advocacy that these continue to be enhanced. However, a number of desired amenities were mentioned as areas of improvement. This included features such as garbage bins and bag dispensers, year round washrooms, water fountains, picnic tables and park benches.

In addition to the amenities, members of the community also suggested a number of new facilities that could enhance the variety of activity options within Cochrane's open spaces. This included water/spray parks, BBQ pits, sculpture and community gardens, an outdoor running track and exercise equipment.

Pathways and Trails

The pathway and trail system is seen as a major community asset and a number of residents indicated that this had an impact on their decision to live in Cochrane. These amenities are also seen as a way to build community and many people commented on the socializing opportunities they provide. While the pathway and trail system is well used and appreciated, there were some good ideas for its improvement. This included the potential for paving pathways to allow for better year round maintenance, and additional connections between Cochrane and Glenbow Ranch Provincial Park.

"It would be great to extend trails and pathways in Cochrane as much as possible…this would encourage people to get out and walk and maintain a healthy lifestyle."

Safety

Throughout the early engagement phase, there was a sense that the open space system felt safe to people, which is reflective of the small town atmosphere Cochrane is known for. However, there were a number of suggested areas for improvement including improved lighting, better patrolling of the open space system and improved information and controls to avoid user conflicts.

"Include crime prevention design/ considerations for any new undertakings"

"Dogs on the paths need to be controlled"

3.2 Summary of Stage Three Public Engagement

Word Cloud
Larger words were mentioned more often during the stage three engagement period.

The third stage of public engagement solicited feedback on the Draft COSMP and on the Riverfront Park Concept Design. This stage took place from October 15 to November 15, 2012. During this period, the following engagement activities were held:

- Online survey
- Online mapping application
- The Cochrane Open Space Master Plan Facebook page
- A public open house

In total, approximately 100 citizens were involved in stage three, providing over 200 comments. Whereas off-leash dog areas were the main focus of discussion during stage one public engagement, comments received during stage three were primarily related to pathway and trail types, standards and connections, and river access and boat launch, as shown in the word cloud. Concerns related to off-leash dog areas were relatively minor as many of the issues identified in stage one were addressed through recommendations proposed in the Draft COSMP.

Boat Launch and River Access

"Looks great, need formalized boat launch that can accommodate parking spot for kids to wade in water, throw some rocks."

The need for a safe and accessible boat launch and river access was frequently expressed throughout the engagement process. A few suggestions were made for the development of a boat launch, such as in major parks in South Ridge, east of Spray Lake Sawmills Family Sport Centre and west of West Pointe.

Mountain Biking/Running Trails

"Pretty good draft. Thank you. Please do more for bikers. My wife bikes on pathways almost every bikable day. Me and buddies have to drive far away to get good cardio summertime. [...] It would be nice to have options in town for colder and wetter part of year."

Some concern was raised that the Draft COSMP did not provide enough consideration to mountain biking and running trails. Additional locations for facilities to accommodate these activities were suggested, including Cochrane Ranche Historic Site along the creek (north east) connecting to Big Hill Springs, Riversong escarpment, and Area Agricultural Society Grounds.

Pathway and Trail Standards

"I agree with the concept of linking all areas of Cochrane by trails. I recognize the appeal of asphalted trails, but feel very strongly that soft surface natural trails promote a closer sense of contact with nature.

Some concerns related to pathway and trail standards were also raised. Specifically at issue was that the appearance of asphalt on some pathways and trails does not promote a sense of contact with nature.

Off-Leash Dog Areas

"I hope an alternate route north of the campground for those wishing to avoid the dog park is pursued vigorously and is established ASAP. [...]"

Comments related to off-leash dog areas were divided between improvements to existing off-leash areas and suggestions for additional ones. Comments regarding the existing off-leash dog area along the Bow River expressed the need for a separated pathway to resolve conflicts between users. Suggested locations for additional areas included Sunset Ridge Natural Environment Park and section of Cochrane Ranche Historic Site.

Incorporation of Comments

As requested by the community, issues raised during stage three public engagement have been addressed in the Final COSMP. These issues have been addressed by:

- developing actions regarding boat launches and river access
- providing additional suggested locations for mountain biking trails
- revising the open space concept through the addition of a pathway connection
- revising the pathway and trail standards

A Summary of Changes table was developed to highlight changes to the Draft COSMP based on stage three public engagement and input from Town of Cochrane and Council. The summary is available in Appendix G.

4. Context Analysis

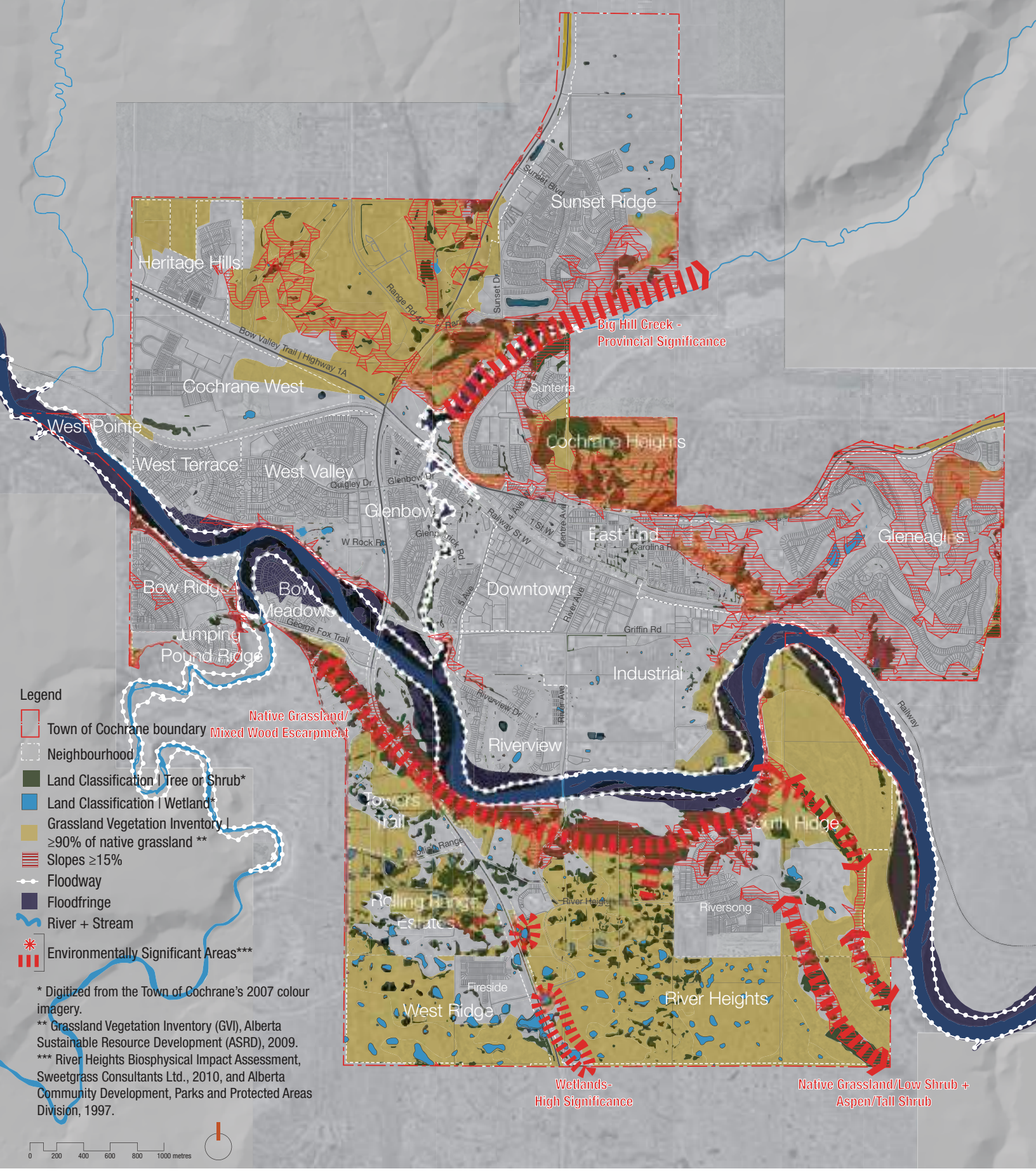
The context analysis provides an understanding of Cochrane's qualities and key features, and provides the basis for the development of an open space concept. The analysis consists of the following:

» Natural features
» Visually significant areas
» Historic and cultural features
» Community destinations

4.1 Natural Features

Cochrane's natural features contribute significantly to the Town's high quality of life. The scenic resources provided by the Bow Valley, the Big Hill Creek coulee, the wetlands, native grasslands, escarpments and mountain views create a strong bond between residents and nature. In addition, a number of ecological services are directly linked to these natural features including water filtration and supply, fish and wildlife habitat and travel corridors, stormwater management and flood control, clean air, tree and vegetation cover, soil health, and climate change adaptation. The social, environmental and economic values of these natural features are some of Cochrane's main assets.

Using data and an interpretation of satellite imagery provided by the Town of Cochrane and the Government of Alberta, natural features were identified and analyzed. Map 1 shows the location of natural features and presents the results of this analysis.



Map 1. Natural Features

Cochrane Open Space Master Plan

4.1.1 Tree or Shrub

The largest areas of trees and shrubs occur on the steep slopes, escarpments and river valleys near Big Hill Creek, the Bow River and on Big Hill. Trees and shrubs within these escarpment and valley areas provide important wildlife habitat and native vegetation. These corridors remain relatively intact and connect habitats from wetland communities and native grassland communities.

Tree and shrub areas are environmentally significant and sensitive to development because they preserve native species richness, contribute to biodiversity, provide critical wildlife habitat and wildlife corridors, and exhibit unique landscapes. Specifically, these areas provide critical deer habitat, contain a diversity of breeding birds, exhibit an extensive mix of plant and tree species and contribute to an important wildlife corridor along the Bow Valley.

4.1.2 Wetland

Wetlands areas within Cochrane are characterized by small, scattered ponds throughout native grasslands in the relatively undeveloped areas south of the Bow River and within the floodway and flood fringe along the Bow River, Big Hill Springs Creek and Jumping Pound Creek.

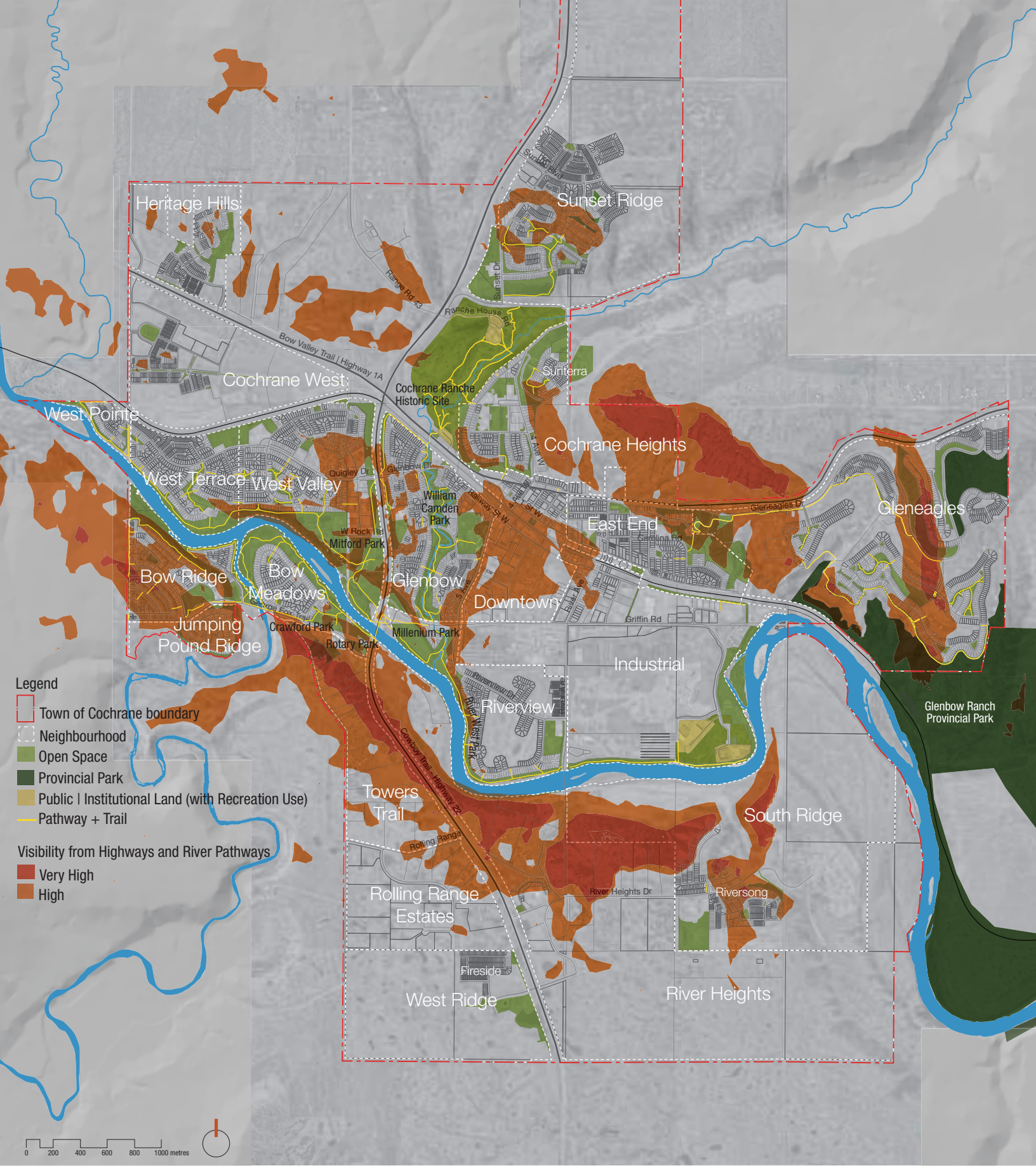
Wetlands perform important ecosystem, hydrological and socioeconomic services. They provide habitat for plant and animal species, perform water filtration, treat stormwater and provide flood control. The wetlands south of the Bow River are part of a wetland complex that extends beyond the Town's boundaries. Floodway areas carry flood flows when floodwaters are the deepest, fastest and most destructive. These areas significantly constrain development in proximity to watercourses, however are appropriate for some parks and recreational uses. Flood fringe areas are the outer, adjacent portions to the floodway that carry slower floodwaters. These areas are generally more shallow and present less of a development constraint provided adequate flood proofing measures are undertaken.

4.1.3 Native Grassland

Native grassland or pasture characterizes most undeveloped areas in Cochrane. Grassland areas are present in the northwest, between the Heritage Hills and Sunset Ridge neighbourhoods, south of Big Hill Springs Creek, and south of the Bow River. Cochrane's grasslands exhibit varying levels of disturbance. Areas with the highest integrity of native grasses are located in proximity to river valleys and are generally characterized by rough fescue grassland. Relatively disturbed areas feature non-native vegetation species and are predominantly associated with areas that have a history of intensive use related to grazing and minor surface disturbances, or with areas situated near non-native vegetation.

4.1.4 Slopes

Areas of steep slopes, those greater than 15%, occur predominantly along the escarpments of rivers and streams. Steep slopes also characterize the eastern portion of Cochrane between Highway 1A and the Bow River in the East End and Bow River neighbourhoods. These slopes provide wildlife habitat as well as significant views and development constraints.



Map 2. Visually Significant Areas

Cochrane Open Space Master Plan

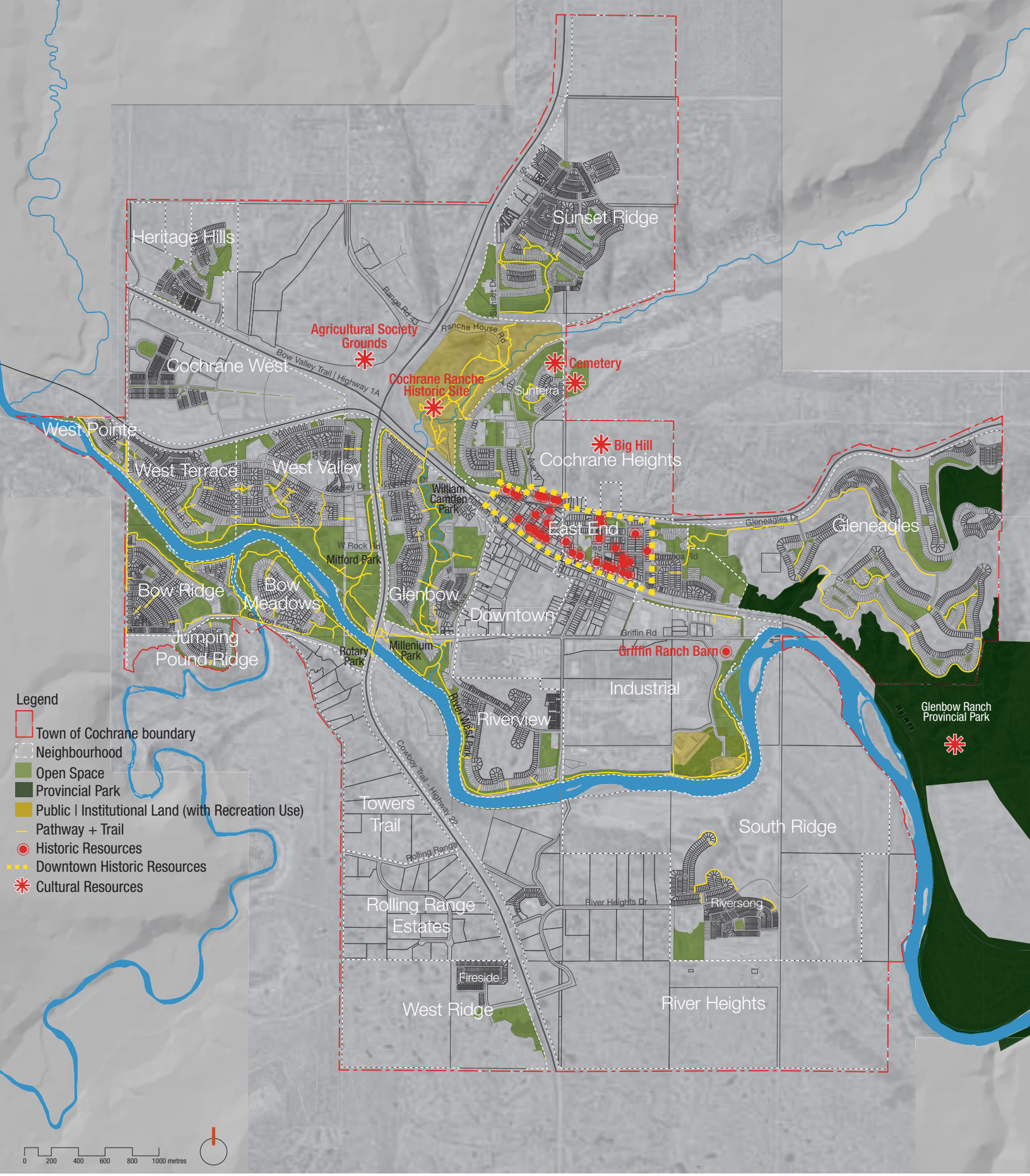
4.1.5 Ecologically Significant Areas

Ecologically significant areas include the river valley corridors along the Bow River and Big Hill Creek, wetland complexes in River Heights and the grassland/shrub slopes east of River Heights as shown in Map 1. These areas represent natural features that should be protected from development and conserved for their important ecosystem functions. These areas also provide green infrastructure and offer opportunities for passive recreation activities and nature education and interpretation.

4.2 Visually Significant Areas

Areas that are highly visible from both Highway 22 (Cowboy Trail) and Highway 1A (Bow Valley Trail), as well as from the river pathways, are shown on Map 2. The topography surrounding the Town contributes to these highly visible areas that span from Bow Ridge to South Ridge, south of the Bow River, and Cochrane Heights in the north. The existing land use pattern and urban form is also highly visible from these highways as they dissect the Town through the developed areas. The majority of these highly visible areas remain in a natural state and contribute to Cochrane's sense of place and overall character.

Credit | Kris Nielson



Map 3. Historic + Cultural Significant Areas

Cochrane Open Space Master Plan

4.3 Historic and Cultural Features

Small town character and western heritage are qualities that define Cochrane and that the Town strives to maintain. The distinctive western-style vernacular buildings, cultural landmarks and historic resources are everyday reminders of Cochrane's ranching roots. These historic and cultural features, identified in Map 3, reference the Town's natural resources and significant visual landscapes to contribute to the essence of Cochrane.

4.3.1 Historic Resources

Built heritage predominantly contributes to Cochrane's historic resources. A total of 44 historic resources have been identified and are listed on the Town's Heritage Register, including 42 buildings and two cemeteries. These resources are significant to Cochrane's architectural history, cultural history, historic context and integrity.

The heritage buildings are clustered in the Downtown and East End areas and span a variety of building types including residential, religious, community service and commercial. The two cemeteries are listed on the Heritage Register due to their prominence as historic landscapes throughout the Town's development. One historic facility, the Griffin Ranch Barn, is located outside downtown on the south of the Highway 1A.

4.3.2 Cultural Resources

A number of cultural landmarks further contribute to Cochrane's sense of place and overall character. Big Hill, Cochrane Ranche Historic Site, the Cochrane and District Agricultural Society Ground and Glenbow Ranch Provincial Park are important features that have shaped the Town's development. These landmarks historically functioned as places for social gathering and figured prominently in the early establishment of the Town. These landmarks are highly recognizable both culturally and visually by Cochrane residents and continue to serve as important meeting places within the Town.

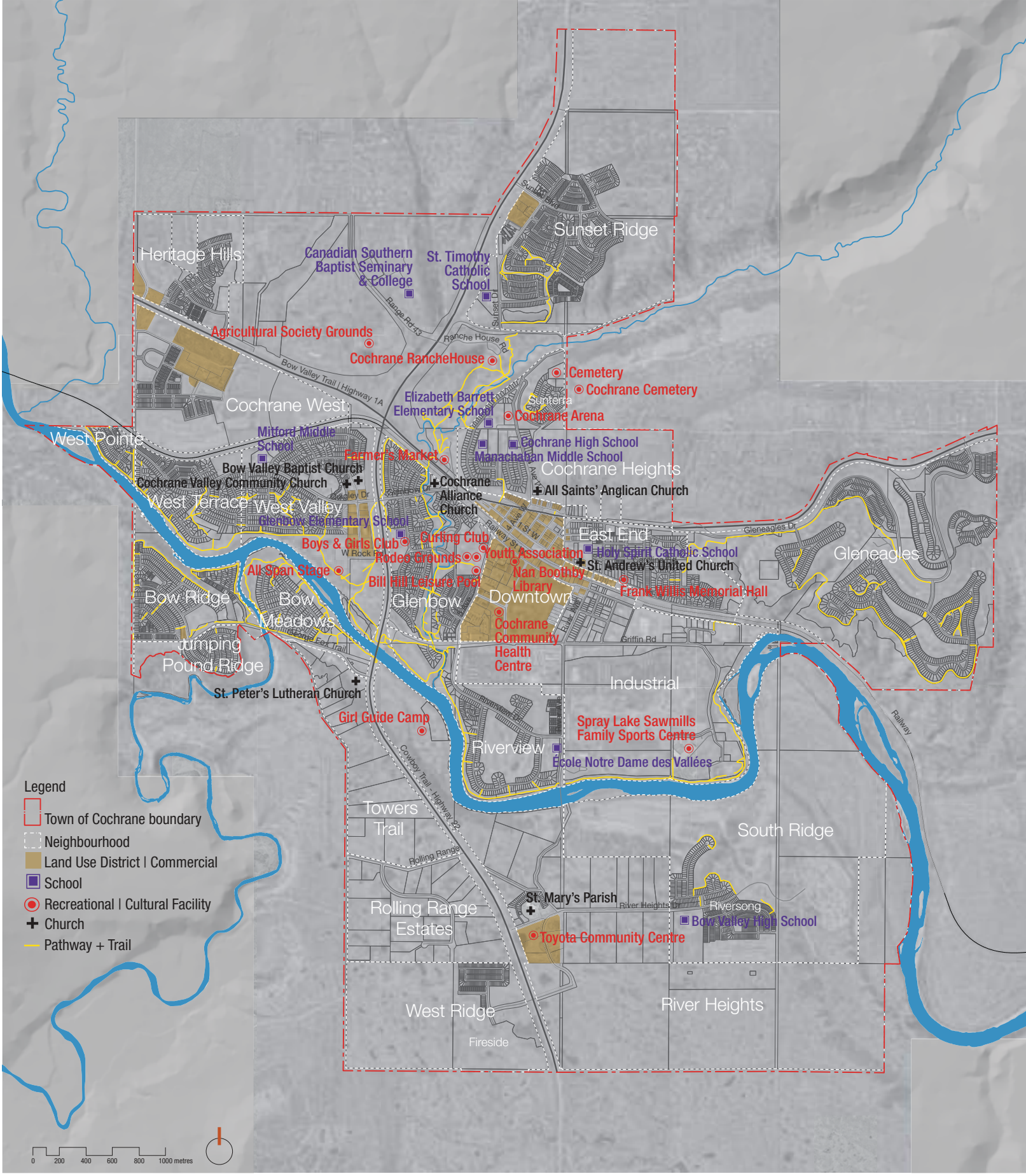
Credit | Creative Commons - olaf141

Credit | Creative Commons - Ocean.flynn

4.4 Community Destinations

Cochrane is well serviced by community facilities, as shown in Map 4. Currently, nine schools, five churches, one library and one sports centre are situated throughout the Town, along with a variety of clubs and associations.

The rodeo grounds, arena, sports centre and farmers' market are important community hubs that bring residents together. The downtown and commercial nodes provide essential daily services to residential neighbourhoods and are recognized as cultural and social destinations. The trails and pathways link services and destinations, as well as offer an additional way for residents to meet, adding to the sense of community that is so important in the Town.



Map 4. Existing Services + Destinations

Cochrane Open Space Master Plan

“Every community should have a green space/ playground/ meeting area for the residence of that community.”

“More benches, picnic tables, possibly an occasional coffee kiosk, WASHROOMS, fire pits...”

5. Open Space Inventory + Analysis

This section provides an analysis of existing open spaces in Cochrane. Each open space has been visited and evaluated. The inventory form and results of this inventory along with recommendations for improvements are located in Appendix B.

5.1 Open Space Inventory

Currently, the Town of Cochrane includes 246.0 hectares of open space which represents 7.9 % of its total land area (see Appendix C for detailed list). Existing open space activities and facilities are compiled in Table 3.

Table 3 Existing Open Space Activities and Facilities

FACILITIES + ACTIVITIES	PATHWAYS (KM)	BALL DIAMOND	RECTANGULAR FIELD	BASKETBALL COURT	TENNIS COURT	HORSESHOE PIT LOCATION	FITNESS STATION	SKATEBOARD PARK	OUTDOOR RINK/ SKATING POND	PLAYGROUND	OFF-LEASH DOG AREA	PERFORMANCE STAGE	PICNIC AREA	COMMUNITY GARDENS LOCATION	GOLF COURSE	BOAT LAUNCH
Quantity	38.3	11	19	2	6	1	1	1	2	32	2	2	2	2	2	1

Map 5. Existing Recreation Amenities

Cochrane Open Space Master Plan

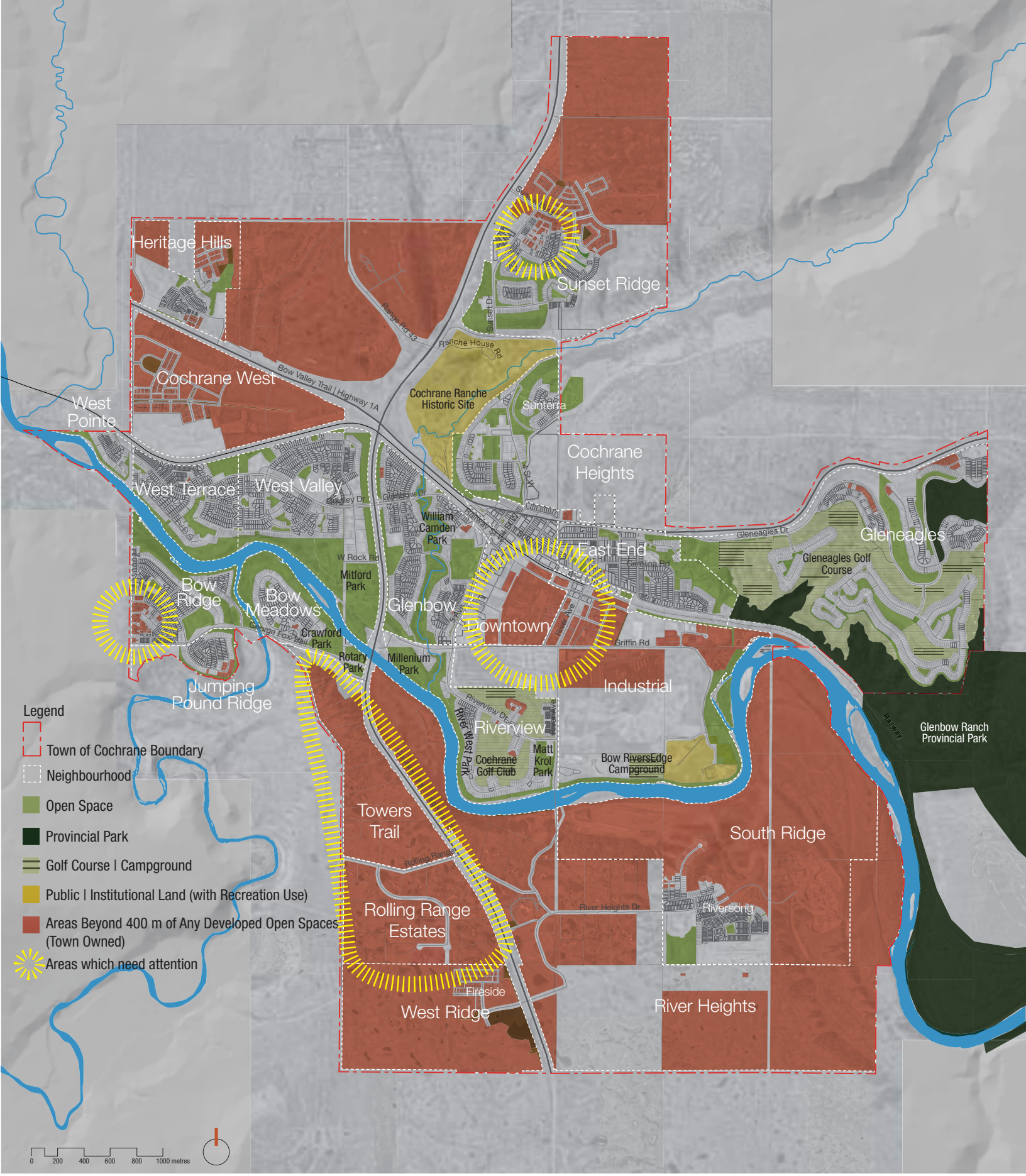
cochrane
HOW THE WEST IS NOW

Map 5 shows the existing open spaces and recreation amenities. It includes parks, environmental reserves (ER), public land with recreation use, such as Cochrane Ranche Historic Site and Spray Lake Sawmills Family Sports Centre, and other recreation providers such as Glenbow Ranch Provincial Park, golf courses and campground.

5.2 Access to Open Space

Access to open space was measured by mapping areas located within and beyond 400 m walking distance. 400 m represents a 5 minute walk, a distance which most people are comfortable walking. The mapping process used GIS to identify the actual walking distance along pedestrian routes (sidewalk, pathways and trails). Map 6 shows areas which are located beyond 400 m from any developed open space. Developed open spaces are areas with built facilities or amenities such as pathways or play structures and are open to public.

Most of the parcels within established neighbourhoods have access to a developed open space within 400 m with the exception of these areas: Towers Trail, Rolling Range Estates, and portions of Bow Ridge, Sunset Ridge and Downtown.



Map 6. Areas beyond 400 m of any developed open space

Cochrane Open Space Master Plan

5.3 Composite Values Level of Service Assessment (CVLOS)

Level of service is typically understood by the capacity of an open space system to meet community needs. Capacity is defined by standard service ratios such 10 hectares of parkland per 1,000 residents. However, capacity does not provide information about quality, condition, design and safety. Though applied widely in open space planning, the capacity based approach to service provision does little for assessing what actually affects visitor experiences, utilization rates and the sustainability of open spaces.

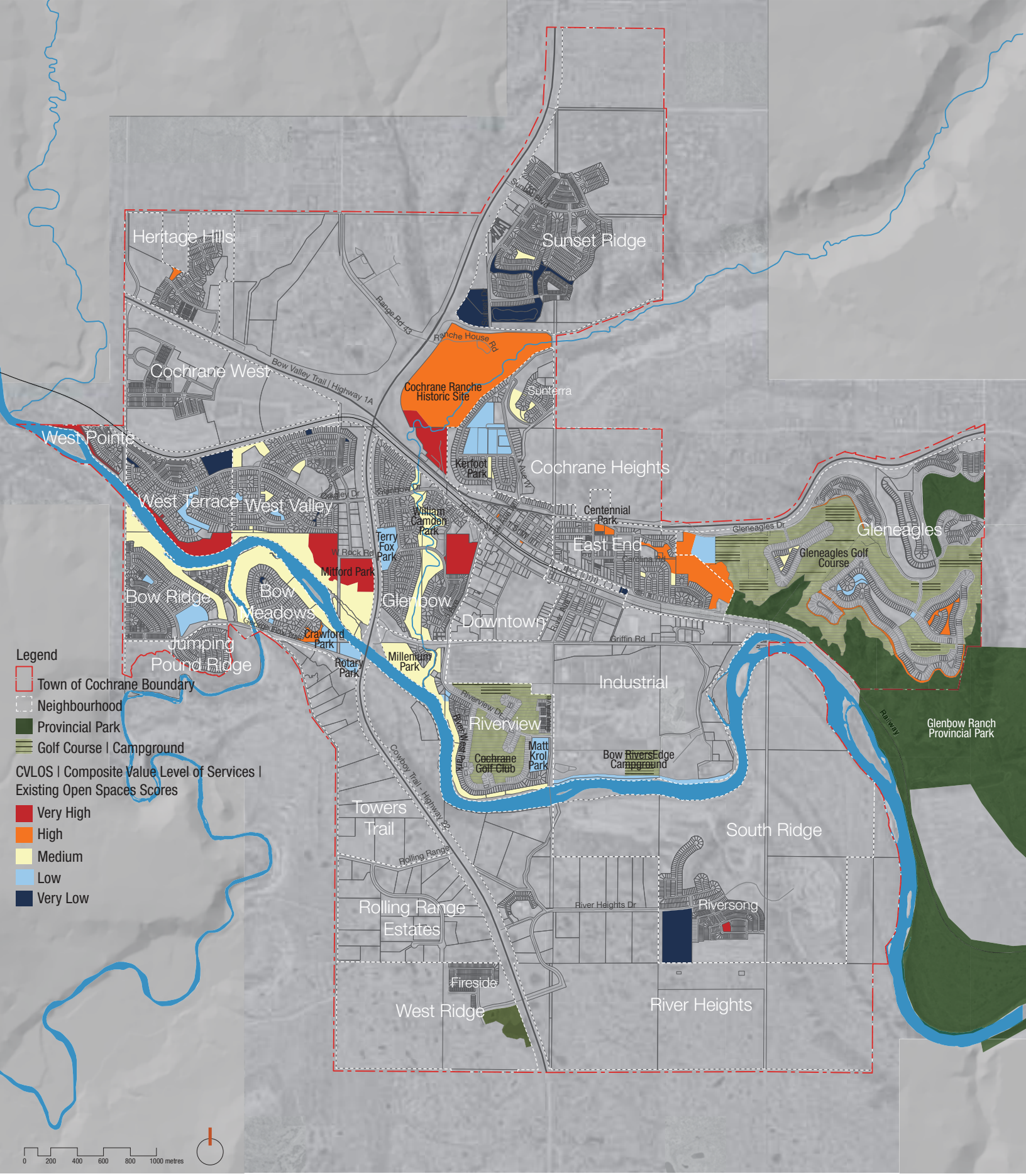
Using an innovative approach, a composite values level of service (CVLOS) analysis was undertaken to comprehensively identify the level of service of Cochrane's open space system. Every open space owned by the Town of Cochrane was categorized into a general typology for facilitating comparison across the Town (see Open Space Classification and Policies). The open spaces were then evaluated and scored based on 12 criteria (see Appendix D for an overview of the methods).

The following sections present the analysis and findings of the Composite Values Level of Service Assessment.

For the purpose of the CVLOS, a "component" is defined as any open space and/or pathway and trail that is purposefully planned and designed to facilitate an outdoor recreation opportunity.

CVLOS Criteria

ABILITY TO SERVE ITS INTENDED PURPOSE	**How well the component is able to deliver its intended function.**	Credit	Kris Nielson
CONDITION	**The "state of repair" of a component (e.g. maintenance, upkeep, safety, etc.)**	
LOCATION AND ACCESS	**The location and the access of the component to the population it is intended to serve.**	
NATURALNESS AND/OR LOW IMPACT DEVELOPMENT	**The naturalness of the component or the integration of low-impact design in the operations of the component.**	
ACCESSIBILITY AND INCLUSIVITY	**The accessibility of the component by persons with mobility constraints.**	



Map 7. Composite Value Level of Services

[Existing Open Space Scores]

Cochrane Open Space Master Plan

COMFORT	**The amenities that enhance visitor experience by addressing the comfort of the visitors (e.g. benches, washrooms, shade, etc.)**		
CONVENIENCE	**The amenities that enhance visitor experience by improving convenience for the user (e.g. drinking fountain, BBQ grills, bike racks, etc.)**		
ELEMENTS TO EXTEND USE	**The amenities that extend use of the component beyond day lights hours.**		

5.4 CVLOS | Open Space Scores

An open space score was calculated for each open space in Cochrane. Each open space was assessed based on the CVLOS criteria and scored on a scale ranging from very high quality to very low quality. Figure 6 visually represents a very high quality open space versus a very low quality open space.

The scores were then mapped so as to evaluate all open spaces relative to one another in order to comprehensively identify recreation needs and opportunities in the community. This analysis, presented in Map 7 shows that the majority of the open spaces scored from medium to very high.

Figure 6 Illustration – High Quality Park VS Low Quality Park

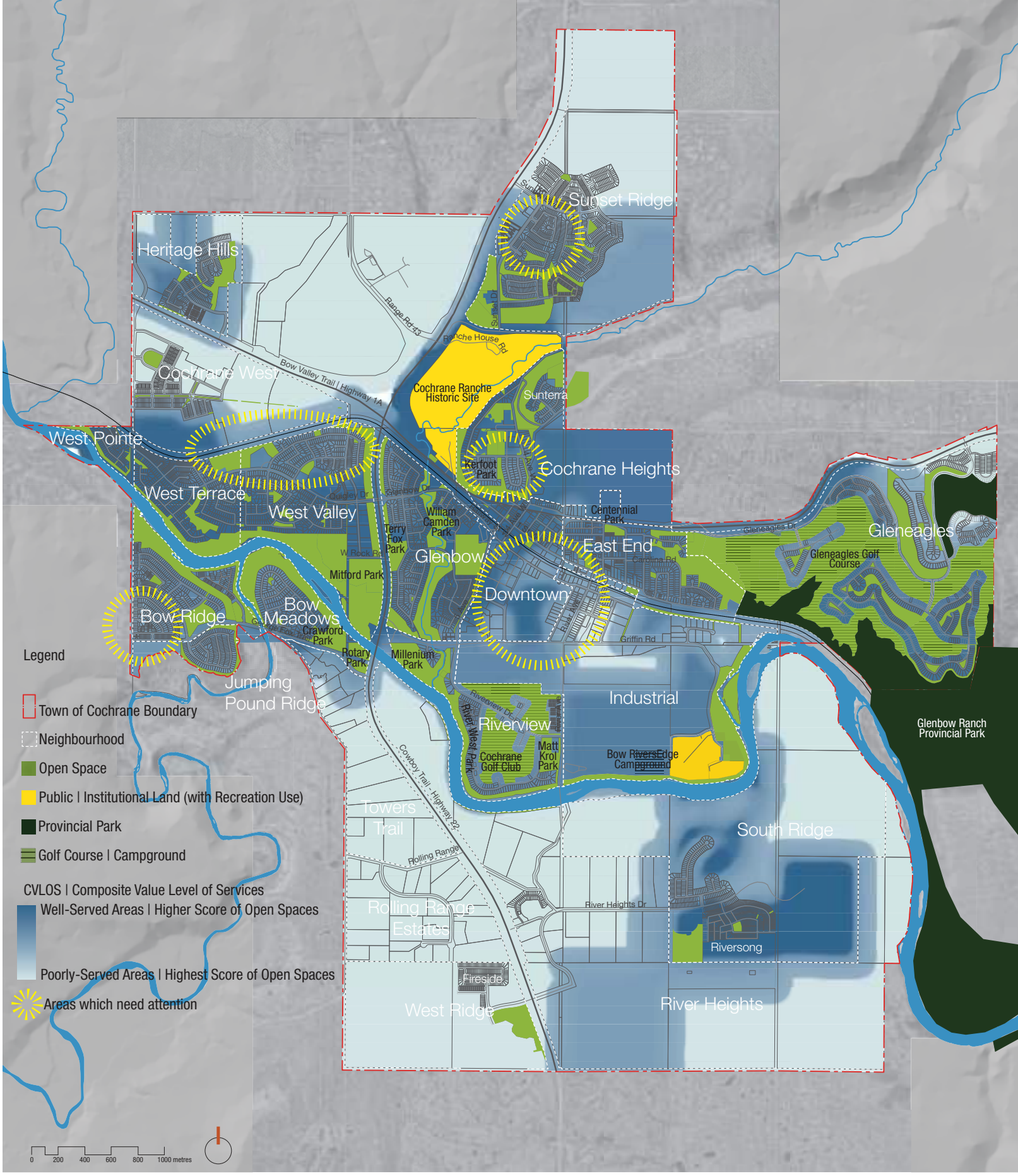
5.5 CVLOS | Open Space Quality

The Composite Values Level of Service (CVLOS) – Score Diagram, presented in Map 8, extrapolates the results of the Open Space Scores across the Town, based on the accessibility of each open space to homes and businesses in surrounding neighbourhoods. It shows the areas of the Town that have open space providing good recreation opportunities in close proximity, which is defined by a 5 minute walk on sidewalks or trails from each park (refer to Map 6. Areas beyond 400 m of any Developed Open Space). This map also shows areas that do not have access to high quality open space, or are not within easy walking distance of an open space.

The diagram helps identify general areas in the Town where open space improvements are required. Improvements include:

» Areas where existing open spaces require amenity, facility or maintenance improvements
» Areas where there might be a possibility to provide new open spaces
» Areas where better connections from neighbourhoods to open spaces could be improved

These areas include portions of Bow Ridge, West Terrace and West Valley, Sunset Ridge, Cochrane Heights and Downtown.



Map 8. Composite Value Level of Services

[Score Diagram]

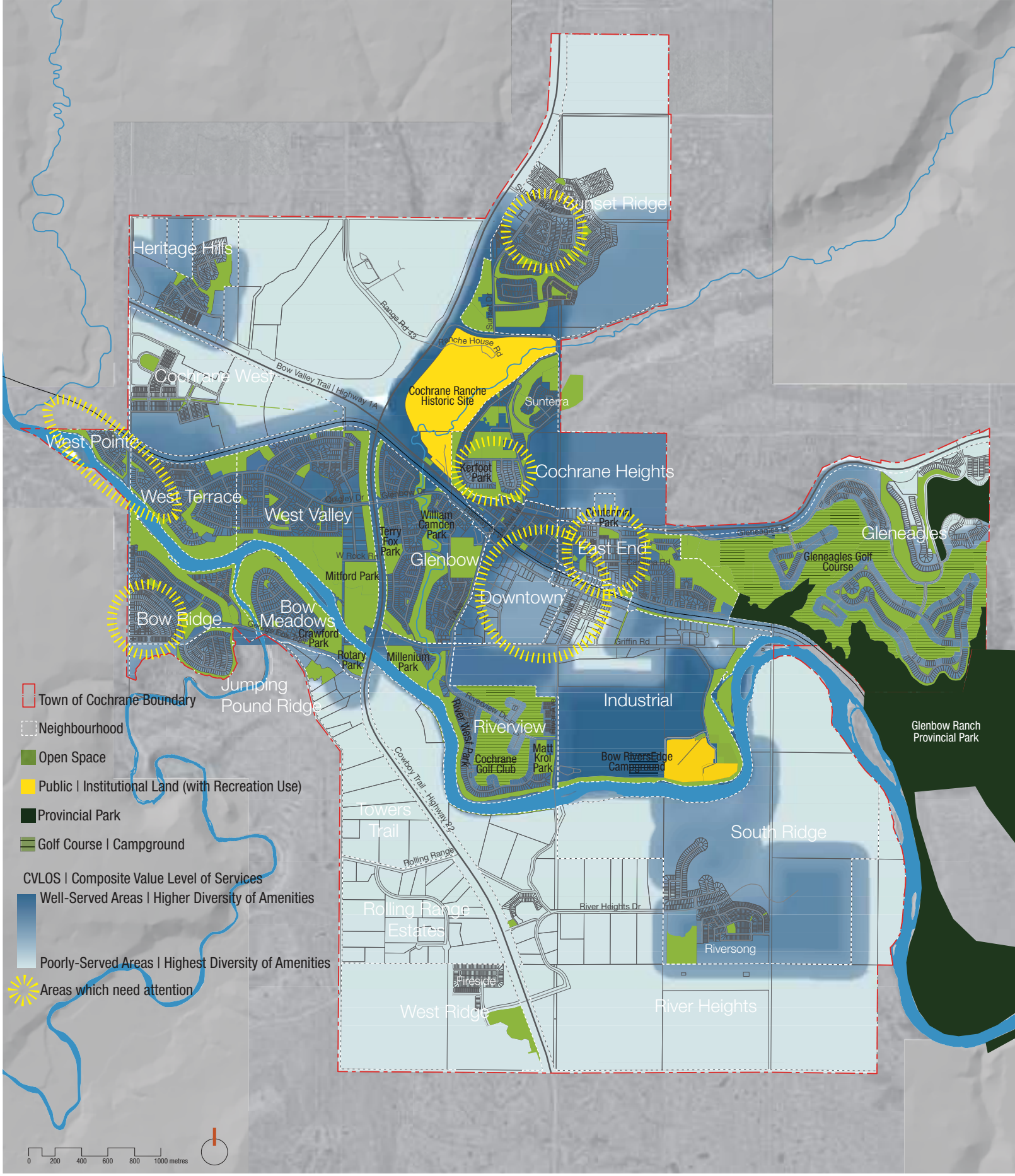
Cochrane Open Space Master Plan

5.6 CVLOS | Diversity of Amenities

The Composite Values Level of Service (CVLOS) – Amenity Diversity Diagram (Map 9) extrapolates information about the range of types of recreation amenities found in each open space across the Town. Similar to the CVLOS Score Diagram, the extent of this extrapolation is based on the accessibility of each open space to homes and businesses in surrounding neighbourhoods. Recreation amenities include things found in open spaces such as sports fields, playgrounds, picnic areas, view points, and seating areas.

This diagram shows the areas of the Town that have open space providing a diversity of recreation amenities (i.e., the range of different types of recreation amenities) in close proximity – within a 5 minute walk on sidewalks, pathways or trails. This map also shows areas that do not have access to a lot of amenities, or do not have easy access to any open space.

The diagram provides a general sense of the areas in the Town where future programming improvements to existing open spaces could be focused, or where future open spaces could be programmed with amenities in order to provide recreation opportunities not found in the existing system. These areas include portions of Bow Ridge, West Pointe, West Terrace, Sunset Ridge, Cochrane Heights, East End and Downtown.



Map 9. Composite Value Level of Services

[Amenity Diversity Diagram]

Cochrane Open Space Master Plan

“Paving more pathways and connecting all communities in Cochrane to the existing pathways.”

“More paved pathways so that all could use them even in the winter!”

6. Issues + Opportunities

Cochrane's current open space system is a valuable community asset. There are many opportunities to build on this asset by improving connectivity, enhancing service delivery and preserving natural features. This section identifies issues and opportunities related to ecological infrastructure, connectivity, existing open spaces, and recreational facility gaps that will inform recommendations for Cochrane's future open space system.

6.1 Ecological Infrastructure

Issues

Cochrane's ecological infrastructure includes the Bow River Valley, escarpments, wetlands and native grasslands. The distribution of these features varies throughout the Town and the features themselves are susceptible to a range of development pressures. The Bow River Valley and the wetlands have experienced a loss in total area due to recent development. The Bow River Valley has been protected in the western section of the community, but the extent of open space along the river has been reduced. Most of the escarpment remains natural and undeveloped, as does the majority of native grasslands in the eastern portion of the Town.

Credit | Kris Nielson

Opportunities

Undeveloped lands in proximity to Cochrane's ecological infrastructure offer the potential to create a more extensive open space system that plays a dual role of ecological protection and the creation of high quality recreation opportunities. The Bow River Valley, wetlands and native grasslands should be incorporated into the open space system to increase the range of nature-based recreation activities in the Town. In addition, the escarpments represent the potential to connect open spaces through new pathway and trail networks.

Credit | Kris Nielson

6.2 Connectivity

Issues

Cochrane's strategic location along major transportation routes provides regional access to and from the Town, enabling an important tourism economy and benefitting residents and visitors. For pedestrians and cyclists however, these transportation corridors often represent significant barriers to connectivity, as shown in Map 10.

Highway 1A and the CPR Railway bisect the town along its east-west axis, particularly through the downtown area, and Highway 22 bisects the town along its north-south axis. In addition, the Bow River and its tributaries (Big Hill Creek and Jumping Pound Creek) represent significant barriers to the Town's neighbourhoods.

These transportation and natural barriers significantly affect the development of connections to new communities in Cochrane. Most of these new communities are isolated and require costly infrastructure to connect to the existing pathway and trail system. Existing planning documents propose grade-separated pedestrian crossings to create these connections, including:

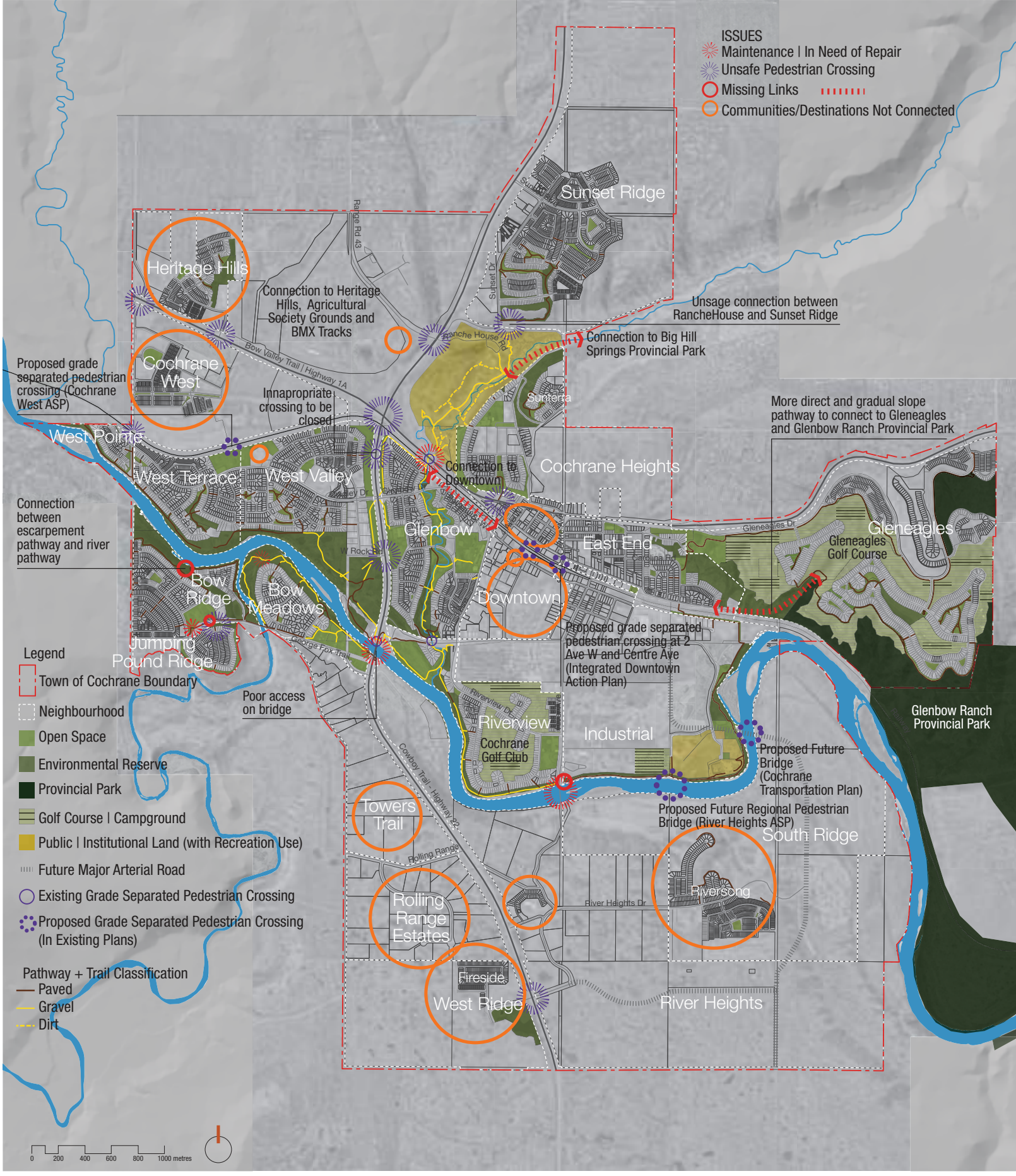
- an overpass bridge between Cochrane West and West Terrace/West Valley
- an overpass bridge downtown at 2 Avenue W
- an underpass downtown at Centre Street
- a pedestrian bridge and vehicular bridge with separated pedestrian access by the Spray Lake Sawmills Family Sports Centre.

In addition, there is an extremely narrow existing grade-separated pedestrian crossing at Highway 22 south, between the Glenbow and West Valley neighbourhoods.

Finally, several community destinations and cultural landmarks are not connected to the pathway and trail system such as the Agricultural Society grounds and the BMX Tracks.

Opportunities

Drawing on Cochrane's regional connections, the most significant opportunity is to establish connectivity through trails and multi-use pathways to adjacent natural features such as Big Hill Spring Provincial Park, the south section of Glenbow Ranch Provincial Park and Jumping Pound Creek. Jumping Pound Creek is a designated nature reverve (Tokijarhpabi Nature Reserve) by Nature Conservancy Canada and is not accessible for the public at this point.



Map 10. Missing Links

Cochrane Open Space Master Plan

6.3 Existing Open Spaces

Issues

Some existing open spaces require improvement. These open spaces were identified based on low CVLOS scores. In most cases, the low scores resulted from deficient or missing amenities and natural features. The required improvements are not extensive and include additional tree plantings, repairing or installing new benches, improving playgrounds and controlling erosion. Providing these improvements to existing open spaces will help maintain an acceptable level of service.

Opportunities

There is the potential to develop or retrofit existing playgrounds with a focus on natural playscapes and/or community gardening.

Natural Playscape

"Natural Playscapes: Hybrids of traditional play areas and natural areas, which consist of a designed and constructed site that incorporates natural materials and emulates natural principles and processes.

Natural playscapes involve the design of nature-inspired play areas, incorporating natural elements (plants, water, topography, logs, boulders, etc.) and built play structures to provide for a sensory experience of nature and a variety of types of play activities. As a hybrid of nature and traditional play areas, these playscapes will adhere as much as possible to existing applicable safety guidelines.

Due to the newness of this type of play area, a high level of outreach and community involvement are recommended in order to ensure their successful use, not only after they are in place, but in the design and implementation stages as well."

(Barbarash, 2012)

Credit | Creative Commons - OsceolaPhotos

Credit | Creative Commons - Jane's Pond

6.4 Gaps in Open Space Activities and Facilities

Issues

The range of activities in Cochrane's open space system is relatively robust. Gaps in the system are activities that are currently missing from Cochrane's open spaces and activities and facilities that are insufficient to support existing or potential future demand.

The following activities are missing from the existing system:

» An athletic park with a sufficient number of sport fields to host tournaments
» Mountain bike trails and/or a mountain bike park
» A spray park

The following activities and facilities are insufficient to meet existing or potential future demand:

» Off-leash dog areas
» Community gardens
» Tennis courts
» Outdoor rinks and skating ponds
» Fitness stations
» Picnic areas

Table 6 and 7 provide complete results of activity and facility needs.

Opportunities

Existing planning initiatives for Downtown revitalization offer the potential to address open space needs in this currently underserved area. For example, the creation of urban plazas and squares would ensure increased access to open space that is appropriate to this type of development. In addition, future development in Jumping Pound Ridge represents significant potential for improving access to open space for both the existing section of Jumping Pound Ridge and the south section of the Bow Ridge development. Specific attention should be placed on addressing the lack of playground facilities in these neighbourhoods.

The Bow River represents a significant opportunity for improving the range of activities in Cochrane's open space system. For instance, picnic areas by the river would add to the robustness of the existing open space system and would work to create a riverfront recreation destination that would improve the range of accessible open space activities and facilities oriented towards the Bow River.

Additionally, Cochrane is a popular cycling destination and the Town could benefit from designated staging areas to accommodate cyclists. One potential location for a staging area includes the Agricultural Society Grounds.

Credit | Creative Commons - mismisimos

Mountain Bike Trail

Credit | Creative Commons - Cpt. Obvious

Community Gardens

Fitness Station (Centenial Park)

“Linking every community in town with each other and the downtown. Also, paths or lanes to encourage biking as a mode of transportation throughout town.”

Credit | Kris Nielson

7. Vision + Principles

Planning and policy decisions for Cochrane's open space system need to be guided by a shared long-term vision and agreed upon principles. By creating a vision statement and establishing guiding principles, this section provides direction for the policies and actions in the Cochrane Open Space Master Plan.

7.1 Vision

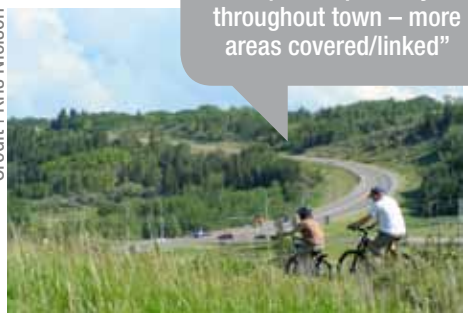
An overall vision is important for setting aspirations and providing direction for the future management of Cochrane's open space system. The following vision statement was prepared based on comments received during the public engagement process.

> *"Cochrane's open space system will be carefully managed and maintained to support a variety of passive and active recreational activities. Improved amenities will increase the range of activities within the open space system and will be adaptively designed to respond to population growth and demographic trends. A comprehensive open space, pathway and trail system will connect communities to each other, to major service destinations and to the natural environment, sustainably contributing to active transportation choices and to enhanced ecological and economic values. Cochrane's rural heritage and small town character will be celebrated through an open space system that respects its natural setting and responds to user priorities."*

7.2 Principles

Seven guiding principles have been established to inform the development of strategies and proposals for the COSMP. These principles also define the high level objectives that will help realize the vision for Cochrane's open space network.

Respect Nature. Cochrane's wetland, prairie, foothill and mountain landscapes provide ecological infrastructure that contributes to clean water and habitat diversity for native species and wildlife. Cochrane's open space system should protect this existing ecological infrastructure by preserving sensitive habitats through appropriate land use planning and management decisions. The open space system should also contribute to ecological resources through sustainable design and maintenance strategies. Strategies include innovative approaches to stormwater management and the development of different maintenance classes to support the ecological integrity of the open space system.



Credit | Kris Nielson

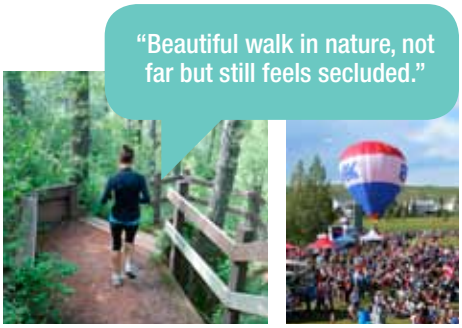
Connect Communities and Destinations. A well-connected pathway and trail system will provide residents of Cochrane with the ability to access shops, markets and cultural and recreational amenities through a range of active transportation modes. A diverse range of designated pathways and trails with varying surface treatments will encourage greater use. Connectivity between existing and new developments within the Town will be improved, as will access to regional amenities such as Glenbow Ranch Provincial Park.

"I love the trails and pathways although I would like a bypass around the off leash near Spray Lake Sawmills Family Sports Centre as bike riding can be perilous and I have a daughter that is petrified of dogs therefore that part of bike path is out of bounds for us."
"More off-leash areas that are just for dogs and not runners and cyclists."

Strike a Balance Between Uses and Users. Use conflicts in open spaces and on pathway and trail systems result in perceived safety concerns and impact user experience. The open space system should delineate spaces that are appropriate for different activities. A combination of design approaches, signage and education initiatives, and on-going dialogue about user needs should be used to minimize user conflicts.

Make It Easy To Use. Incorporate mile markers and map boards showing key destinations to improve wayfinding along the trail network. Clear, recognizable and easy to read signage should define appropriate user activities and behaviours to create a multi-use network that is safe, accessible and easy to navigate. Interpretive panels should inform and educate users of natural and historical features of interest.

Provide a Range of Open Space Types. The range of activities available within Cochrane's open space system should support passive and active users across a range of age and abilities. A balanced system can satisfy the need for lively vibrant places as well as quiet, peaceful retreats from urban life. Cochrane's open space system should be adaptive in use and design so as to respond to future growth needs and demographic trends.

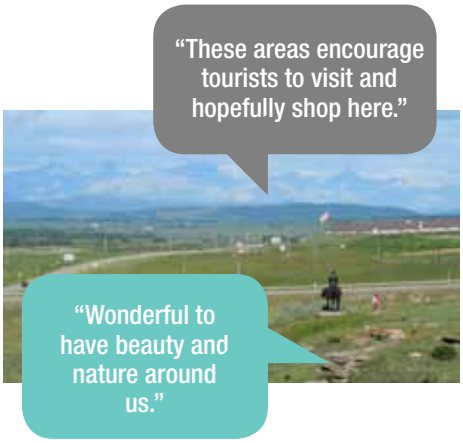


Credit | Kris Nielson

Strengthen Amenities. Cochrane's open space system is well-used and appreciated. On-going facility maintenance should preserve the enjoyment of existing amenities. New amenities such as water parks, BBQ pits, outdoor running tracks, outdoor exercise equipment, and sculpture and community gardens should expand or enhance the range of activities.

"Include amenities such as spray parks, BBQ pits, sculpture gardens, community gardens, outdoor running track and exercise equipment."

Recognize Value. The social, economic and environmental benefits of outdoor recreation are widely acknowledged through investment in open space systems. These benefits are interrelated and provide value when carefully managed. Open space elements such as ecological infrastructure, pathways and trails, and regionally significant facilities should be recognized as important in and of themselves, but also as assets to the community in terms of cost-saving and revenue-generating opportunities.



Credit | Kris Nielson

“As this town grows, there are more users on this trail, and it’s great but it also poses problems, there needs to be signage...”

Credit | Kris Nielson

8. Future Growth Needs Assessment

As the population grows, the Town of Cochrane has an objective to maintain, at a minimum, the current open space level of service and, in some cases, to increase this level of service in order to meet the future needs of the community. Current level of service has been evaluated using indicators and comments received during the public engagement phase. Results of this evaluation are presented in Section 8.2.3. To determine future open space needs, projected population growth has been applied to identify the amount of additional open spaces or facilities required to maintain, or increase, the level of service for Cochrane's projected population.

8.1 Assumptions

The population growth projections presented in Section 2.1.1 (Population Demographics + Projections) have been used to calculate future open space needs.

8.2 Indicators

Indicators help evaluate if the supply of open space or resources are adequate given the land area and population of a community. The following indicators were use to evaluate Cochrane's current open space supplies and estimate future needs:

- Open space area as a percent of total land area
- Open space per 1,000 residents
- Open space facilities per 1,000 residents
- Open space-related total expenditure per resident

These gross indicators have limits. They cannot compare the quality of one open space system to another, or determine which system has a more equitable distribution of open space. When using comparisons, it is best to compare communities of similar

size and density. Higher density cities with smaller land areas and static borders tend to have a higher percentage of their total land area in parkland, but a lower amount of parkland per capita. Lower density cities with large land areas and expanding borders tend to have higher parkland per capita, but a lower percentage of land area as parks. Three communities of similar size and population in Alberta were chosen for comparison: Leduc, Okotoks and Spruce Grove.

Calculations can vary depending on what open space is included or excluded in the overall total—parks, open space, cemeteries, reserves, school grounds, etc.

8.2.1 Open Space as a Percentage of Total Land Area

The Town of Cochrane's current open space system represents 7.9 % of the Town's total land area (see Table 4), which is slightly above two comparable Alberta communities that have also annexed lands in the recent years. The percentage of open space in Cochrane is projected to increase as the Town undergoes planned development and acquires new parkland through subdivision in new communities. The projected open space system, calculated based on the amount of open space identified in approved Plans, increases the percentage of open space in Cochrane to 16.5 % (see Table 4). A large portion (66.2 %) of these open spaces will be obtained through Environmental Reserve (ER) dedications along the River Heights and Riversong escarpments and at Big Hill Creek in Sunset Ridge (see Appendix C).

The Open Space Concept proposed in this Master Plan (Section 9) represents the Town of Cochrane's desired open space system (see Map 11). Compared to the projected open space system, the percentage of open space increases to 22.4 % in the desired open space system (see Table 4).

Table 4 Open Space as a Percentage of Total Land Area

	TOWN LAND AREA (HA)	MR + OTHERS (HA)	ER (HA)	TOTAL OPEN SPACES (HA)	% OF OPEN SPACES	
Designated open spaces in established neighbourhoods and other open spaces*	3,103	144.1	101.9	246.0	7.9	Current
Designated open spaces in future neighbourhoods (ASPs)	3,103	89.6	175.6	265.2	8.5	
TOTAL DESIGNATED OPEN SPACE	3,103	233.7	277.5	511.2	16.5	Projected
TOTAL OPEN SPACE + PROPOSED OPEN SPACE**	**3,103**			**693.8**	**22.4**	Recommended
Alternative Providers***				167.4	5.4	
Similar Communities in Alberta						
Leduc	3,769	177	33	210	5.6	
Okotoks****	1,924	160	197	357	18.6	
Spruce Grove	3,100			181	5.8	
Average					10.0	

*Includes MR, ER, parks, cemeteries, school grounds and Cochrane Ranche
**Proposed open spaces in Cochrane Open Space Master Plan 2012
***Includes Glenbow Ranch Provincial Park, golf courses, private parks and campground within the Town boundary
**** Cochrane has a higher percentage of open spaces as the Town has a higher percentage of developed areas within its entire boundary.

8.2.2 Open Space per 1,000 Residents

Cochrane currently has a ratio of 14.0 ha of open space per 1,000 residents, a higher than average ratio when compared to similar communities (see Table 5). By 2032, Cochrane will need an additional 278 ha to maintain its current ratio of 14.0 ha of open spaces per 1,000 resident. This additional open space is equal to 16.9 % of the Town's land area.

Table 5 Open Space per 1,000 Residents

COMMUNITY	POPULATION (2011)	OPEN SPACES (HA)	OPEN SPACE HA/ 1,000 RESIDENTS
Cochrane	**17,580**	**246**	**14.0**
Similar Communities in Alberta			
Leduc	24,279	210	8.6
Okotoks	24,511	357	14.6
Spruce Grove	26,171	181	6.9
Average			**10.0**

Future Growth Needs for Additional Open Space Area to Maintain Current Capacity Ratio (14.0)

YEAR	POPULATION	OPEN SPACES (HA) (+ADDITIONAL REQUIRED / 5 YEAR)	RATIO	% OF OPEN SPACES
2017	23,335	326(+80)	14.0	10.5
2022	28,117	393 (+67)	14.0	12.6
2027	32,595	456 (+63)	14.0	14.7
2032	37,420	524 (+68)	14.0	16.9

Table 6 Current Facilities per 1,000 Residents VS National Standards

	EXISTING FACILITIES											GAPS***		
	BALL DIAMOND	RECTANGULAR FIELD	BASKETBALL COURT	TENNIS COURT (INDIVIDUAL COURT)	OUTDOOR RINK/ SKATING POND	HORSESHOE PIT LOCATION	FITNESS STATION	OFF-LEASH DOG AREA LOCATION	SKATEBOARD PARK	COMMUNITY GARDENS LOCATION	GOLF COURSE	SPRAY PARK	ATHLETIC PARK (TOURNAMENT)	MOUNTAIN BIKE TRAILS/PARK
Current number of facilities	11	15	2	5	2	1	1	2	1	2	2	0	0	0
Current ratio per 1,000 residents	0.6	0.9	0.1	0.3	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0	0	0
Current ratio perceived by residents*	Low	Low	OK	Low	Low	OK	Low	Low	OK	Low	OK	Low	Low	Low
Standard ratio**	1/5,000 (0.2)	1/5,000 (0.2)	1/5,000 (0.2)	1/2,000 - 1/5,000 (0.2-0.5)	1/5,000 (0.2)	1/5,000 (0.2)	-	-	1/Town	1/Neigh.	1/25,000 (0.04)	1/Town	1/20,000 (0.05)	1/Town
Future facilities ratio target	0.5	0.7	0.1	0.2	0.2	0.1	0.1	0.1	-	-	-	-	0.05	-

Table 7 Potential Future Growth Facilities Needs

	BALL DIAMOND	RECTANGULAR FIELD	BASKETBALL COURT	TENNIS COURT (INDIVIDUAL COURT)	OUTDOOR RINK/ SKATING POND	HORSESHOE PIT LOCATION	FITNESS STATION	OFF-LEASH DOG AREA LOCATION	SKATEBOARD PARK	COMMUNITY GARDENS LOCATION	GOLF COURSE	SPRAY PARK	ATHLETIC PARK (TOURNAMENT)	MOUNTAIN BIKE TRAILS/PARK
**2012	Population: 17,580**													
Current number of facilities	11	15	2	5	2	1	1	2	1	2	2	0	0	0
**2017	Population: 23,335**													
Total # recommended by 2017 (additional)	15 (+4)	19 (+4)	3 (+1)	5 (0)	4 (+2)	1 (0)	1 (0)	2(0)	One for the Town	One per Neighbourhood	Sufficient for projected population	One for the Town	1 (+1)	One for the Town
**2022	Population: 28,117**													
Total # recommended by 2022 (additional)	15 (0)	21 (+2)	3 (0)	7 (+2)	5 (+1)	1 (0)	2 (+1)	3 (+1)					1 (0)	
**2027	Population: 32,595**													
Total # recommended by 2027 (additional)	17 (+2)	23 (+2)	4 (+1)	7 (0)	6 (+1)	2 (+1)	2(0)	4 (+1)					1 (0)	
**2032	Population: 37,420**													
Total # recommended by 2032 (additional)	19 (+2)	25 (+2)	5 (+1)	9 (+2)	7 (+1)	2 (0)	2 (0)	5 (+1)					2 (+1)	

Number of Facilities in Similar Communities in Alberta														
Leduc	Population: 24,279	22	18		3	12			2	1			1	
Okotoks	Population: 24,511	11	12		6	5			1	1			1	
Spruce Grove	Population: 26,171	12	29		11	3			2	1			2	
Average		**15**	**20**		**7**	**7**			**2**	**1**			**1**	

* From Phase 1 Public Engagement
** Canadian Standards (Ontario Ministry of Culture and Recreation Sports and Fitness Division, s.d.)
***Gaps identified during Phase 1 Public Engagement

8.2.3 Open Space Facilities per 1,000 Residents

The level of service in terms of open space facilities is typically measured based on standard capacity ratios of facilities per resident. For instance, one baseball field per 5,000 is the standard measure for determining adequate capacity for playing field facilities. These normative standards guide open space planning decisions, however must be considered within localized planning contexts. For this reason, results were reviewed based on feedback received during the public engagement phase to generate a qualitative measure of the current capacity ratio as perceived by residents.

Table 6 presents the current facility ratio vs national standards and table 7 presents the increased number of facilities needed to achieve target capacity ratios given projected population growth.

The analysis of open space facilities per resident determined that many of Cochrane's recreation amenities exceed Canadian standards. However, when compared to similar communities in Alberta, the ratio of amenities per resident is lower for facilities such as ball diamonds and rectangular fields. Cochrane also has fewer outdoor ice rinks/ skating ponds than comparable communities in Alberta and the number of these particular recreation amenities also does not meet Canadian standards.

Results from the analysis were also evaluated against feedback received from public engagement events. This feedback identified that the perceived capacity ratios for recreational amenities such as spray parks, athletic parks with the capacity to host tournaments, community gardens and mountain bike trails or parks were low. These perceived capacity ratios helped identify gaps in the open space system.

Table 7 Potential Future Facilities Growth Needs presents gross figures for future facilities growth needs. This table should be used a guide to plan for the development of new facilities. The development of these future new facilities should be confirmed by monitoring the use of existing facilities and overall interest for investing in additional facilities.

Recommended Future Growth Facilities Needs Rationale

The following tables summarize the future facilities growth needs and the rationale behind the recommendations.

GENERAL

Rationale	» Deficiencies in terms of number of facilities will be addressed by increasing the number of facilities to meet standards, as required. The ratio will then be maintained as the population grows. » Cluster facilities are recommended to provide tournament opportunities and to reduce costs.

BALL DIAMOND

Rationale	The current ratio exceeds the standard; however, there is a shortage of adult sized ball diamonds.		
Current	11 (including 4 adult sized ball diamonds)		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	15	4	4 additional ball diamonds (adult sized) are required to address the shortage. Ideally, a quad should be built to provide tournament opportunities in the athletic park.
By 2022	15	0	No additional ball diamonds are recommended. Existing ball diamonds and a quad should suffice.
By 2027	17	2	2 additional diamonds.
By 2032	19	2	Ideally, the diamonds should be built at the same location combined with rectangular fields to provide tournament opportunities.

BASKETBALL COURT

Rationale	The current ratio is lower than the standard, but is considered sufficient by residents. The current ratio should be maintained.		
Current	2		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	3	1	1 additional basketball court
By 2022	3	0	no additional basketball courts
By 2027	4	1	1 additional basketball court
By 2032	5	1	1 additional basketball court

RECTANGULAR FIELD

Rationale	The current ratio exceeds the standard, but is considered low by residents. Rectangular field clusters are desired.		
Current	15		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	19	4	4 additional rectangular fields are required to address the shortage. Ideally, the fields should be built in the same location to provide tournament opportunities, such as in the athletic park.
By 2022	21	2	2 additional rectangular fields.
By 2027	23	2	2 additional rectangular fields.
By 2032	25	2	2 additional rectangular fields.

TENNIS COURT

Rationale	The current ratio is consistent with the standard, but is considered low by residents. The current ratio should be maintained. New tennis court locations should ensure fair distribution such as one location for each catchment zone delineated by barriers such as the Bow River and major transportation infrastructure.		
Current	5		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	5	0	no additional tennis courts
By 2022	7	2	2 additional tennis courts (1 location)
By 2027	7	0	no additional tennis courts
By 2032	9	2	2 additional tennis courts (1 location)

OUTDOOR RINK/SKATING POND

Rationale	The current ratio is low compared to the standard and is considered low by residents. However, Cochrane's climate is not favourable to outdoor skating. The current ratio should be maintained. New locations should ensure fair distribution such as one location for each catchment zone delineated by barriers such as the Bow River and major transportation infrastructure.		
Current	2		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	4	2	2 additional outdoor rinks
By 2022	5	1	1 additional outdoor rink
By 2027	6	1	1 additional outdoor rink
By 2032	7	1	1 additional outdoor rink

FITNESS STATION

Rationale	There is no recommended standard for fitness station; nevertheless, the current ratio is considered low by residents. Additional locations should be developed if interest rises.		
Current	1		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	1	0	no additional locations
By 2022	2	1	1 additional location
By 2027	2	0	no additional locations
By 2032	2	0	no additional locations

ATHLETIC PARK

Rationale	There is a need for an athletic park with a sufficient number of facilities (ball diamonds and rectangular fields) to host tournaments.		
Current	0		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	1	1	1 new athletic park
By 2022	1	0	no additional athletic park
By 2027	1	0	no additional athletic park
By 2032	2	1	1 additional athletic park

SKATEBOARD PARK AND GOLF COURSE

Rationale	The current ratio is sufficient for projected population growth.
Current	1 Skateboard Park and 2 Golf Courses

HORSESHOE PIT LOCATION

Rationale	The current ratio is low compared to the standard, but is considered sufficient by residents. The current ratio should be maintained and new locations should be developed if interest rises.		
Current	1		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	1	0	no additional locations
By 2022	1	0	no additional locations
By 2027	2	1	1 additional location
By 2032	2	0	no additional locations

OFF-LEASH DOG AREA LOCATION

Rationale	There is no recommended standard for off-leash dog areas; nevertheless, the current ratio is considered low by residents. As the off-leash area along the Bow River by the sport centre is quite large (12 ha), the current ratio should be maintained. New locations should ensure a fair distribution such as one location for each catchment zone delineated by barriers such as the Bow River and major transportation infrastructure.		
Current	2		
	Total # of facilities required	**Additional facilities**	**Notes**
By 2017	2	0	no additional locations
By 2022	3	1	1 additional location
By 2027	4	1	1 additional location
By 2032	5	1	1 additional location

COMMUNITY GARDENS

Rationale	The current ratio is considered low. Ensure a fair distribution of community gardens by providing one location per neighbourhood.
Current	2 locations

8.2.4 Open Space-Related Total Expenditure per Resident and Parks + Facilities Services Staff

The total amount of financial and human resources invested in an open space system provides another measure for evaluating existing level of service. This measure can also help make projections for future resource needs. In 2011, Cochrane spent $81 per resident in operational costs on its open space system (Table 8) and had a ratio of 0.11 of full time and seasonal staff per ha of open space (Table 9).

If Cochrane desires to maintain its existing financial commitment to its open space system as population and development rates rise, the Town will at a minimum be required to maintain its existing spending ratio of $81 per resident. Table 8 shows the approximate investment required for the next five years. Additional expenditures will be required to fund improvements to the Town's open space level of services, such as additional park staff.

To maintain the current level of service, additional staff will be required as the amount of open space increases. Table 9 shows additional staff requirements for two specific open space amounts: the existing open spaces combined with the projected amount of open spaces in approved plans, and the total amount of open space proposed in the open space concept. On average, one additional park staff will be required for every 35-40 ha of additional open space acquired and developed.

Table 8 Open Space-Related Total Expenditure per Resident

	2011 ANNUAL OPERATIONAL COST	2011 POPULATION	OPEN SPACE-RELATED TOTAL EXPENDITURE PER RESIDENT (2011)*
2011	**$1,324,374**	**17,580**	**$81**

5 Years Future Growth Needs | Resourcing to Maintain Current Level of Services

YEAR	ANNUAL OPERATIONAL BUDGET	PROJECTED POPULATION	OPEN SPACE-RELATED TOTAL EXPENDITURE PER RESIDENT
2012	$1,414,936	18,459	$81
2013	$1,485,687	19,382	$81
2014	$1,559,963	20,351	$81
2015	$1,637,996	21,369	$81
2016	$1,719,861	22,437	$81
2017	$1,788,696	23,335	$81

*This figure does not consider inflation

Table 9 Parks and Facilities Services Staff per Hectare of Open Space

	OPEN SPACE (HA)	# OF FULL-TIME STAFF	# OF PART-TIME / SEASONAL STAFF	RATIO FULL-TIME AND SEASONAL STAFF PER HA OF OPEN SPACE
Current	**246.0**	**7**	**20**	**0.11**

Future Growth Needs | Staff Requirement to Maintain Current Level of Services

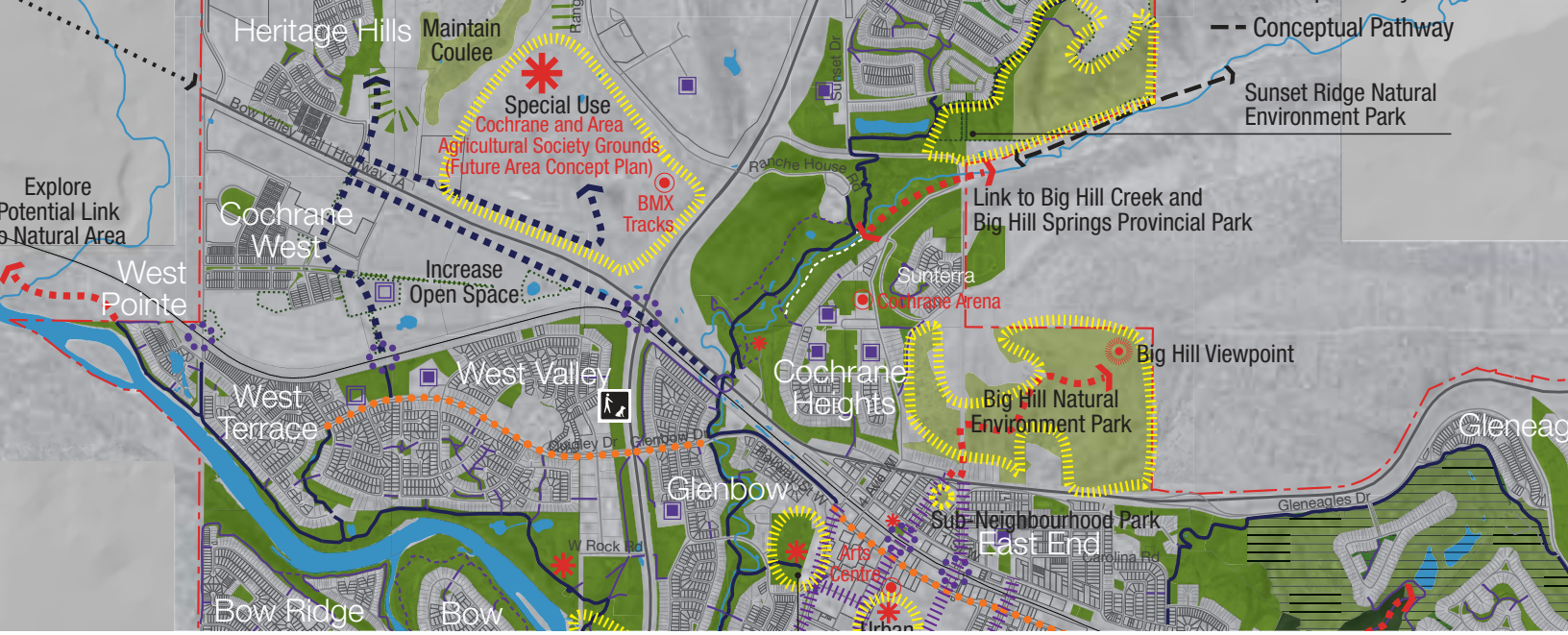
Existing and projected open spaces (ASPs)*	511.2	15	42	0.11
Existing, projected and proposed open spaces (Open Space Concept)*	693.8	20	56	0.11

*Refer to Table 4 Open Space as Percentage of Total Land Area
**Each additional full time park staff is estimated at $100,000 per year.

Credit | Ted Rhodes, Calgary Herald

“Designating more land for parks and pathways...”

“Green space or park in all neighbourhoods.”



9. Open Space Concept

The Open Space Concept Plan seeks to achieve the vision and principles identified for Cochrane's open space system. The Concept Plan protects natural features and visually significant areas, links community destinations and preserves historic and cultural features. In addition, the Concept Plan addresses issues and opportunities identified through detailed analyses of existing open space level of service values and future open space requirements. Above all, the Concept Plan is a representation of Cochrane's desired open space system as the Town moves to achieve its planned development potential.

9.1 Open Space Concept Plan

9.1.1 Overview

Cochrane's Open Space Concept Plan is based on five key features that inform the open space system and is shown on Map 11.

Bow River Valley and Tributaries

The Bow River Valley and its tributaries is the backbone of the Cochrane's open space system and is one of the defining elements of the Town's character. Parklands within the valley contribute to Cochrane's green infrastructure and serve a wide range of functions by providing recreation, environmental conservation and aesthetic enhancement to the Town's viewsheds and place-based experiences.

Greenways and Linear Parks

Greenways and linear parks link destinations in the open space system and augment green infrastructure in areas where there are no natural features. Public rights-of-way offer significant opportunities for the creation of new linear parks, improving connectivity while becoming destinations in and of themselves.

Map 11. Open Space Concept

Cochrane Open Space Master Plan

Note: Some of the proposed open spaces identified in this plan are located on privately owned lands. The Town of Cochrane will consult with landowners before undertaking any action regarding these parcels.

Variety of Open Space Types

Major and minor nodes punctuate the network to complete the open space system. Major and minor node classifications are presented in Table 10.

Major nodes are iconic destinations such as Mitford Park and the Agricultural Society Grounds. Natural features and urban form have dictated the location of these major nodes.

Minor nodes distribute open space throughout the Town and include neighbourhood and sub-neigbourhood parks, school reserves, and, in some cases, incidental open space. Minor nodes, in particular neighbourhood and sub-neighbourhood parks, are generally located throughout the Town according to population distribution.

Table 10 Major and Minor Node Classification

MAJOR NODES	MINOR NODES
Natural Environment Park	Sub-Neighbourhood Park
Major Park	Neighbourhood Park
Athletic Park	School Park/School Reserve
Urban Plazas and Squares	Urban Plazas and Squares
Special Use	Special Use

*See Table 12. Open Spaces Classification for complete description

Connectivity | Pathways and Trails

Pathways and trails provide access to, and within, an open space system. These are the links that connect people to open spaces, nodes and community destinations. An open space system that relies on pathway and trail connectivity improves resident and visitor access to the open space system and promotes active transportation. A regional pathway is the backbone of Cochrane's pathway and trail system.

Public Realm | Landscape Streets and Boulevards

In an urban environment, the public realm offers additional open space opportunities. Landscaped streets and boulevards use design elements such as streetscaping to help create pedestrian and cyclist friendly spaces that integrate with existing transportation infrastructure. These spaces are important links to open space nodes and ensure continuity and access to major destinations.

9.1.2 Major Open Space Nodes

Major open space nodes are iconic destinations within an open space system. The following sections describe the key features of Cochrane's existing major nodes and propose new iconic destinations.

9.1.2.1 Existing Major Open Space Nodes

Mitford Park

Mitford Park is a major park that offers community-wide services such as a performance stage, skateboard park, picnic area, and fishing pond as well as sports fields.

Cochrane Ranche Historic Site

Credit | Kris Nielson

Cochrane Ranche Historic Site is the most iconic open space destination in Cochrance as it commemorates the Town's ranching heritage. The site is characterized by the Men of Vision statue, which overlooks the escarpment and provides views of the Rocky Mountains. The site also includes a visitor centre with an interpretive station and picnic area.

Cochrane Lion's Rodeo Grounds

The relocation of the pool and curling club could provide an opportunity to redevelop a portion of the site to accommodate activities such as rodeo grounds and farmer's market. Retaining the rodeo grounds at this location and maintaining the area as open space will enhance the viability of this significant community hub. This type of hub is desirable in this downtown location as it contributes to the area's vitality and character. The site should remain as open space regardless of the future of the rodeo grounds. The Integrated Downtown Action Plan may provide additional direction on the development of the site.

9.1.2.2 Proposed Major Open Space Nodes

Riverfront Park

Currently, there is a lack of open space activities and facilities oriented to the Bow River. The Bow River represents a significant opportunity for improving the range of activities in Cochrane's open space system.

Millenium Park and adjacent lands to the east and west present an opportunity to develop a riverfront park that celebrates the Bow River. The Riverfront Park Concept Design Plan details the proposed program, concept and required upgrades that will make the park an iconic destination for Cochrane's residents. The Riverfront Park Concept Design Plan is shown in Appendix E.

Agricultural Society Grounds

The Agricultural Society Grounds span 130 acres and are owned by Rocky View County. The Grounds provide a number of equestrian recreation facilities and amenities, as well as additional space for other community activities. The following features characterize the Agricultural Society Grounds:

» Outdoor riding arenas
» Pole barn stabling for 100 horses
» Indoor riding arena
» Cochrane Pony Club grounds
» Summer cattle grazing
» Cross-country riding course
» Cochrane BMX Club

There is potential to further highlight Cochrane's ranching heritage through initiatives such as mixed-use development. A joint planning initiative between the Town of Cochrane and the County is currently underway to develop an Area Concept Plan for the Grounds.

Big Hill Natural Environment Park

The Big Hill is an important landmark that overlooks the Town. It offers panoramic views of the Town with the Rocky Mountains in the background and is currently used for cattle grazing and hand gliding. The Mueller Windsports school uses the site for hand gliding which makes the site an uncommon recreational attraction. Several cell phone towers are also located on the hill.

There are opportunities to create a Natural Environment Park and to formalize the site as a major destination in the Cochrane open space system. Potential opportunities include the creation of nature trails and the installation of a viewpoint.

Credit | Creative Commons - ocean.flynn

Riverfront Park

The Boat Launch

The Amphitheatre Lawn

Picnic Areas

Wetland Dock

Credit | Creative Commons - BlueAndWhiteArmy

Athletic Park

Cochrane does not currently have a designated athletic park within its open space system. Input from the public engagement process indicated a strong need for an athletic facility with a sufficient number of sport fields to accommodate tournaments.

There is the potential to locate an athletic park adjacent to the existing Spray Lake Sawmillls Family Sports Centre. The types of activities provided at each facility are complementary and would create a sport facility destination within the Town. Table 11 summarizes the preliminary program features and activities that may characterize the future athletic park. A future major arterial road and bridge have been identified for this location, further increasing accessibility to the site.

Credit | Creative Commons - Ed Yourdon

Table 11 Preliminary Program for the Future Athletic Park

ELEMENTS	QUANTITY
Track field	1
Rectangular field (regulation soccer field size)	4
Ball diamond (adult size)	4
Parking	150
Washroom/concession building	260 sq.m.
Total area (min)	**18 ha**

The Quarry Site

Downtown Urban Square/Plaza

Cochrane's Downtown is a cultural destination that showcases the town's ranching heritage. The future redevelopment of Downtown creates the opportunity to incorporate an urban square or plazas in the open space system, providing additional open space in the Downtown area and adding to the range of activities within the open space system. This open space should be an important gathering place and the focus point of the area, with its urban form creating perspective views and delineating the space. The Quarry Planning & Design Framework presents a draft concept for the quarry site and the Integrated Downtown Action Plan will provide additional directions on the development of potential urban square and urban plazas.

Major Parks in South Ridge and River Heights

Two major park nodes are proposed along the Bow River. One node is proposed at the northern point of the existing land mass and the second node is proposed across from Glenbow Ranch Provincial Park. These new park nodes will increase access to open spaces for residents south of the Bow River. In addition, the proposed park node in River Heights has the potential to increase connectivity to Glenbow Ranch Provincial Park. Currently, options to connect the two parks via a pedestrian bridge and the Trans Canada Trail are being explored. The proposed park nodes will feature activities and facilities oriented toward the Bow River, including a canoe/kayak launch and picnic areas, as well as a conservation function preserving the Bow River Valley and native grasslands.

9.2 Open Space Classification and Policies

A good open space system is composed of a wide range of open space types in order to provide a diversity of experiences within the system. Cochrane's Municipal Development Plan (2008) identifies "an integrated hierarchy of active and passive parks and recreation facilities" comprised of six park types. The park types include:

» Local Tot Lot
» Neighbourhood Park | School Site
» Community Park (Recreation & Athletic)
» Community Park (Natural Feature)
» Community Linear Trail
» Community Vista

These park types were reviewed as part of the Open Space Master Plan planning process. A spectrum approach to park classification was applied by placing open spaces on a spectrum of management goals to generate a new park classification typology. The spectrum shows how different types of open spaces fulfill different functions within the open space system. Figure 7 illustrates the open space spectrum.

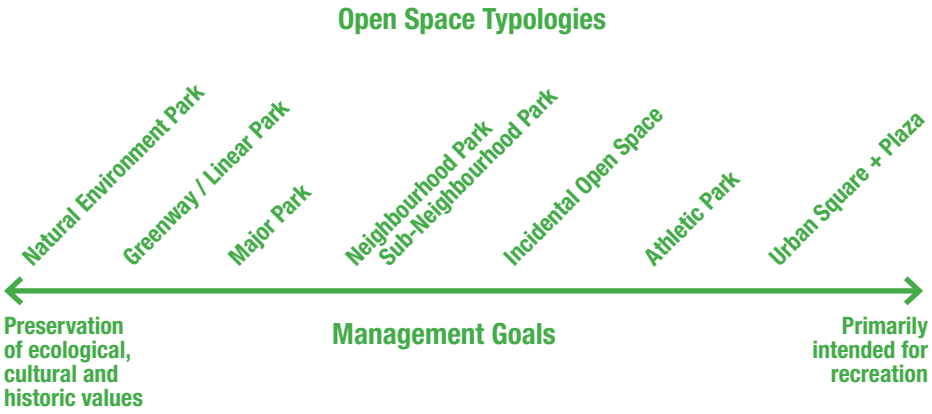


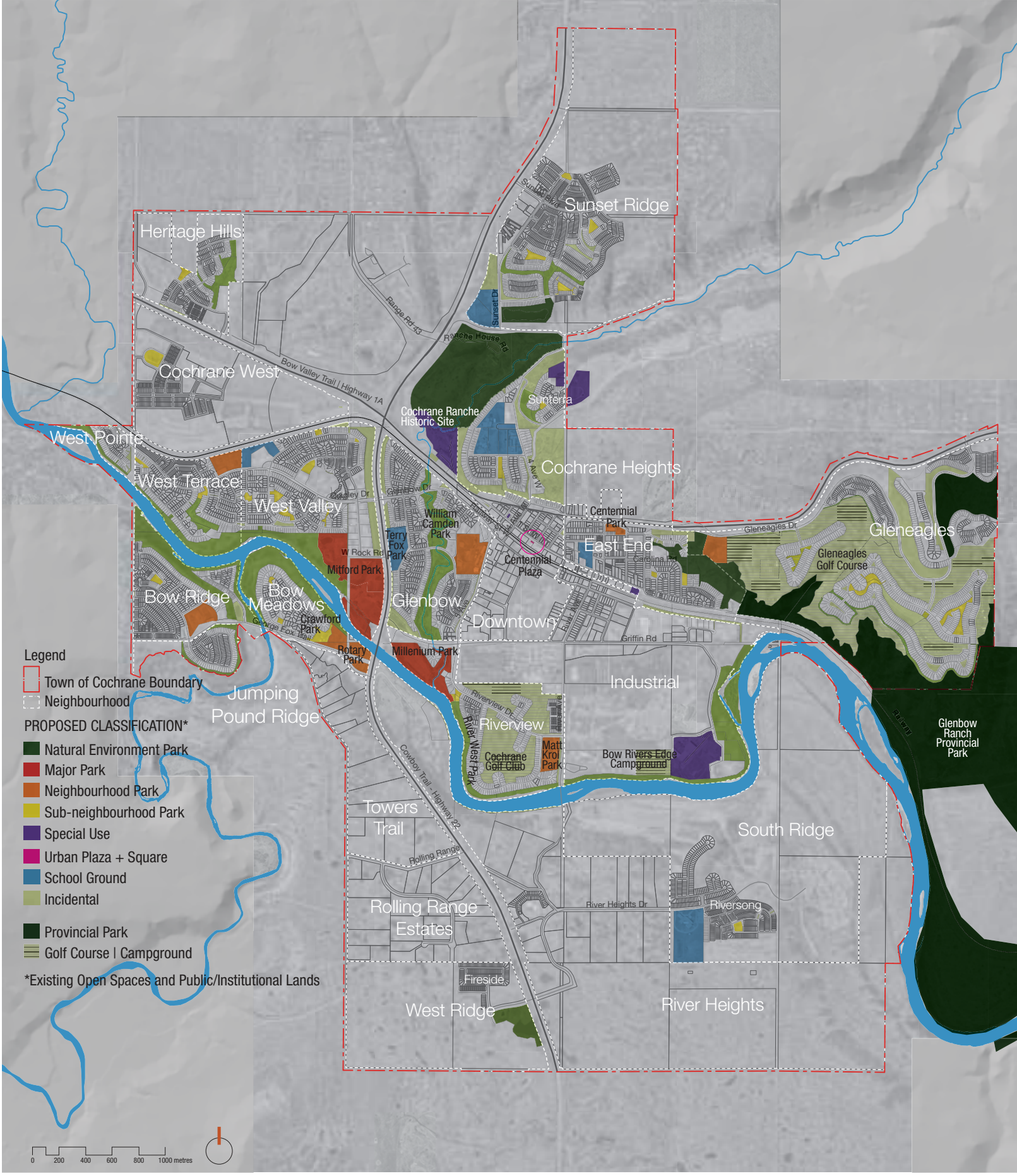
Figure 7 Spectrum of Open Spaces

A new open space typology composed of ten classes is proposed for the Open Space Master Plan. This new classification system provides for a wider range of open space types that will better enable the Town to achieve the vision and principles of its open space system. The typology is presented in Table 12.

The typology was applied to existing open spaces, as illustrated in Map 12, to generate the new open space classifications. The boundaries of some open spaces were adjusted to better reflect this new classification.

Table 12 Open Spaces Classification

TYPE	PURPOSE	EXAMPLES	RECOMMENDED SIZE	CATCHMENT AREA	LOCATION, ACCESS + CONNECTIVITY
Natural Environment Park	Natural environment parks protect landscapes, views and/or ecological services, while providing appropriate passive or low-impact active recreational opportunities. Developments are compatible with, and complimentary to, the site's ecological, scenic and historic resource values. This category can include ERs and MRs.	Caroline Godfrey Park	Not applicable	n/a	Linked by local pathways + trails, and/or regional pathways Parking according to program
Major Park (Regional Park)	The major park serves all the residents of the town by offering a range of amenities and services not available in other areas. Its scale and/or unique features attract visitors from across the municipality and the wider area. Often large in size, this type of park may also provide wildlife habitat and maintain ecological processes along with providing more extensive and intensive recreational opportunities.	Mitford Park and Riverfront Park	>8.0 ha	Town wide	Linked by sidewalk, local pathways + trails, regional pathways Access by public transportation Parking according to program
Neighbourhood Park	The focus of neighbourhood parks is on meeting neighbourhood based recreational needs by providing access to community-level sports fields and other active and passive recreational opportunities.	Rotary Park	4.0 ha (9.9 acres) - 8.0 ha (19.8 acres)	2-5km	Access should be uninterrupted by major roads or other physical barriers Linked by sidewalk, local pathways + Trails, regional pathways Potential parking lot
Sub-Neighbourhood Park	Sub-neighbourhood parks are smaller in size and are primarily used for passive recreation, but may contain a range of active recreation facilities such as playgrounds. These parks serve adjacent or nearby residents.	Kerfoot Park	0.4 ha (1.0 acre) - 1.5 ha (3.7 acres)	0.5-1.0 km	Access should be uninterrupted by major roads or other physical barriers Linked by sidewalk, local pathways + Trails
Greenways / Linear Park	Greenways are major linear parks that connect important nodes and features both inside and outside the municipality. They are used for recreation including pedestrian and bicycle traffic, They may include both ecological and cultural elements. They provide passive use recreational opportunities and in many cases preserve natural resources, remnant landscapes and provide visual buffering. In others, they provide a landscape structure around which residential and/or commercial activity is structured.	Riverview Park and William Camden Park	Not applicable	n/a	Linked by sidewalk, local pathways + trails, regional pathways
School Site/ Reserve and Joint Use	School reserves are primarily used by the school authority but may have a joint use function and be used by residents of the neighbourhood.	Terry Fox Park	Min 4.0 ha (9.9 acres)	2-3 km	Linked by sidewalk, local pathways + trails
Athletic Park	Athletic parks contain a wide range of facilities and services that support intensive recreation activities and serves all the residents of the municipality. They are often contained within or adjacent to major parks.	-	Min 18.0 ha (44.5)	n/a	Linked by sidewalk, local pathways + trails, regional pathways Access by public transportation Parking according to program
Special Use	Special use areas cover a broad range of park and recreation facilities oriented toward a single-purpose use.	Tennis court and Community gardens	Not applicable	n/a	Varies
Urban Plazas and Squares	Urban plazas and squares contribute to the character, the livability and the vitality of the downtown area. They often consist of a higher level of hard surfaced and semi-permeable areas and highly ornamental areas with a community gathering and civic function.	Cochrane Centennial Plaza	Not applicable	n/a	Varies
Incidental Open Space	Incidental open spaces are residual parcels that have limited recreational function or preservation of sensitive ecological values. The primary aim of these spaces is to provide visual and psychological relief and buffering from the built environment, support the urban forest, and provide ecological services were deemed appropriate.	Traffic Islands and boulevards, landscaping	Not applicable	n/a	n/a



Map 12. Proposed Open Space Classification

Cochrane Open Space Master Plan

9.2.1 Open Space General Policies

The open space system will offer a range of open space types to provide varied activities, amenities and facilities to Cochrane's citizens. It will provide community neighbourhoods with equitable access to parks and trails and will become an integral consideration in land use planning processes. This integration will ensure that future planning for parks, trails, and natural areas creates an interconnected and accessible town-wide open space network.

The open space system will also encourage sustainable practices by expanding the regional pathway network to promote commuting by walking, jogging, and cycling, as well as by protecting, expanding and enhancing natural habitats.

Policies

1. Natural features and processes should be preserved and integrated in all open spaces.
2. The use of native vegetation should be promoted in all open space landscaping.
3. The development of new open spaces and upgrades to existing open spaces shall be consistent with the activities and amenities check list presented in Table 14.
4. The design of new open spaces and upgrades to existing open spaces should follow C.P.T.E.D principles (Crime Prevention Trough Environmental Design) to promote safety and crime prevention, as outlined in Appendix E of the Municipal Development Plan.
5. Any development occurring within open spaces should be consistent with standard specifications for landscape construction.
6. Open space concepts should be submitted at the Neighbourhood Plan stage for review by the Parks and Facilities Section and the Planning Department. Detailed design of open space concepts should be submitted as a subdivision approval condition.

Actions

1. Develop strategies to upgrade the facilities in existing open spaces in accordance with the Open Space Activities and Amenities Checklist in Table 13 and improve open space that obtained a low score in the CVLOS assessment as resources become available.
2. The Town of Cochrane currently uses Calgary's Development Guidelines and Standards Specifications and its own specifications for particular elements. The Town should compile all guidelines and specifications into one guiding document. At a minimum, the guide should include design guidelines and standard specifications for material and installation.
3. Revise parks maintenance standards such that open spaces are zoned according to appropriate maintenance requirement levels. Existing Parks Facilities Maintenance Standards are located in Appendix F.
4. Develop a communication strategy to inform residents of changes to open space maintenance policies, the purpose of these changes and any other significant changes in the open space system.
5. Work in partnership with Rocky View County and Glenbow Ranch Provincial Park to identify boat launch development opportunities.

Credit | Kris Nielson

9.2.2 Natural Environmental Park

Natural Environment Parks protect landscapes, views and ecological services, while at the same time, providing appropriate low-impact active recreational opportunities. Developments are compatible with, and complimentary to, the site's ecological, scenic and historic resource values.

Policies

1. A Natural Environment Park should dedicate a percentage of total park space to conservation. Unless otherwise specified in a Park Management Plan, dedicated conservation space should range from 75% to 95% of total park space.
2. A biophysical inventory should be performed prior to dedicating a Natural Environment Park.
3. Any potential impacts resulting from recreation activities on the natural environment should be identified, monitored and managed.
4. Natural Environment Parks should be well connected to the regional pathway system.

Actions

1. Develop a Management Plan for each Natural Environmental Park. At a minimum, the plan should include a biophysical features inventory such as geology, vegetation communities, natural habitat, area issues and opportunities, management zones, permitted, discretionary and prohibited uses, guidelines for use and development, and other recommendations.
2. Develop a guide to inform the rehabilitation of disturbed natural areas.

9.2.3 Major Park

Major Parks serve all the residents of the town by offering a range of amenities and services not available in other areas. Its scale and/or unique features attract visitors from across the municipality and the wider area. Often large in size, this type of park may also provide wildlife habitat and maintain ecological processes along with providing more extensive and intensive recreational opportunities.

Credit | Kris Nielson

Policies

1. Where possible, access to Major Parks should be provided from a collector road and should generally avoid residential roads.
2. Parking for Major Parks should be provided on site. During times of peak use, on-street parking will accommodate overflow needs.
3. Major Parks should be well connected to the regional pathway system.

Actions

1. Develop the Riverfront Park according to the Riverfront Park Concept Design Plan.
2. Engage in a discussion with the landowner regarding open space located at South Ridge and River Heights.

9.2.4 Neighbourhood Park

The focus of Neighbourhood Parks is on meeting neighbourhood based recreational needs by providing access to community-level sports fields and other active and passive recreational opportunities.

Policies

1. Neighourhood Parks should be centrally located within their neighbourhood catchment area.
2. Neighbourhood Parks should be located to maximize street frontage so as to increase visibility of the park from the street and to increase on-street parking capacity.

3. Neighbourhood Parks should provide:
    - » Active and passive recreation opportunities for all age groups.
    - » Age-appropriate play opportunities for pre-school children (2-5) and supervising adults, elementary–age children (5-12), seniors and those who are less ambulatory.
    - » Sport fields (rectangular fields and ball diamonds).
4. Neighbourhood Parks may provide tennis and basketball courts.
5. The design of children's outdoor space should incorporate natural playscape design principles and meet the requirements of the Canadian Standards Association for children's play spaces.

Action

1. Evaluate the potential for improving those neighbourhood parks that obtained a low score at the CVLOS assessment, such as incorporating natural playscapes.

9.2.5 Sub-Neigbourhood Park

Sub-Neighbourhood Parks are smaller in size and are primarily used for passive recreation, but may contain a range of active recreation facilities such as playgrounds. These parks serve adjacent or nearby residents.

Policies

1. Sub-Neighourhood Parks should be centrally located within their neighbourhood catchment area and in a way that maximizes street frontage. Parks facing backward on the majority of their perimeter should be avoided.
2. Sub-Neighbourhood Parks should be a minimum size of 0.4 ha (1.0 acres). Parks should be planned and developed for flexibility so as to allow for efficient and effective reconstruction in response to changing neighbourhood needs.
3. Sub-Neighbourhood Park should be designed for:
    - » Active and passive recreation for all age groups.
    - » Age-appropriate play opportunities for pre-school children (2-5) and supervising adults, elementary–age children (5-12), seniors and those who are less ambulatory.
4. The design of children's outdoor space should incorporate natural playscape design principles and meet the requirements of the Canadian Standards Association for children's play spaces.

Action

1. Evaluate the potential for improving those sub-neighbourhood parks that obtained a low score at the CVLOS assessment, such as incorporating natural playscapes.

9.2.6 Greenway/Linear Park

Greenways are major linear parks that connect important nodes and features both inside and outside the municipality. They are used for recreation including pedestrian and bicycle traffic. They may include both ecological and cultural elements. They provide passive use recreational opportunities and in many cases preserve natural resources, remnant landscapes and provide visual buffering. In others, they provide a landscape structure around which residential and/or commercial activity is structured.

Policies

1. Greenways and Linear Parks should have a minimum width of 15 metres.
2. Where possible, Greenways and Linear Parks should accommodate a regional pathway.

3. Greenways and Linear Parks should be primarily planned for passive recreation and linear recreation functions that service the community.
4. Greenways located along watercourses should be maintained in their natural state, in accordance with a 30 metre buffer extending from the watercourse. Within the buffer, grass should not be mowed and pesticide application should not be permitted with the exception of a one metre mowed buffer on pathways and trails.

Action

1. Revise the level of maintenance required to the areas along watercourses to reflect the natural 30 metre buffer (Maintenance Class E).

9.2.7 School Site/Reserve and Joint Use Agreement

School reserves are primarily used by the school authority but may have a joint use function and be used by residents of the neighbourhood.

Policies

1. To increase efficiency and reduce costs, the Town and local school authorities should consider special sport court markings on asphalt parking lot surfaces. This would allow recreational activities such as basketball and shinny to occur during non-school hours and weekends.

Actions

1. Ensure that the joint use agreement with Rocky View Schools is up to date and develop an agreement with the Calgary Catholic School Board for costs associated with providing space, site development and programming uses for school sites.
2. Ensure that School Boards identify surplus sites so the Town can include the sites into its open space planning for repurpose or enhancement.

9.2.8 Athletic Park

Athletic Parks contain a wide range of facilities and services that support intensive recreation activities and serve all the residents of the municipality. They are often contained within or adjacent to Major Parks.

Policies

1. Where possible, access to Athletic Parks should be provided from a collector road and should generally avoid residential roads.
2. Athletic Parks should be located to minimize sport field interface with residential uses and to maximize street frontage so as to allow for on-street parking.
3. Parking for Athletic Parks should be provided on site. During times of peak use, on-street parking will accommodate overflow needs.
4. Athletic Parks should be well connected to the regional pathway system.
5. Athletic Parks should be planned to accommodate community tournaments, and in some cases, regional tournaments.
6. The Parks and Facilities Section should examine opportunities for retrofitting and intensifying existing sport fields and/or Athletic Parks prior to developing new sites.

Action

1. Develop a concept and detailed design plan for an Athletic Park adjacent to the existing Spray Lake Sawmillls Family Sports Centre.

9.2.9 Urban Plaza and Squares

Urban plazas and squares contribute to the character, the livability and the vitality of the downtown area and other commercial nodes. They often consist of a higher level of hard surfaced and semi-permeable areas and highly ornamental areas with a community gathering and civic function. They are part of the public realm.

Policies

1. Urban Squares should be a focal point in the downtown area, increasing the perspective created by the urban fabric.
2. Urban Plazas and Squares should be linked to the commercial street on 1st Street or to Griffin Road by a landscaped street or boulevard with a generous public realm.
3. All downtown development or redevelopment should contribute to the public realm.

Action

1. Ensure that the Urban Plazas and Squares policies are incorporated into the Integrated Downtown Action Plan Study.

9.2.10 Special Use

Special use areas cover a broad range of park and recreation facilities oriented toward a single-purpose use.

Policy

1. The potential for repurposing existing open spaces to accommodate a special use should be evaluated prior to acquiring new parkland.

Actions

1. Identify existing open spaces and parks that have the potential to accommodate community gardens.
2. Evaluate the potential for developing a mountain bike park and/or trails in South Ridge, Cochrane Ranche Historic Site along the creek (north east) connecting to Big Hill Springs, Riversong escarpment, and Area Agricultural Society Grounds.

9.3 Pathways and Trails Classification and Policies

Pathways and trails play an important role in encouraging healthy living and sustainable transportation. A good pathway and trail system offers a range of pathway and trail options for a variety of users and abilities. Cochrane's Municipal Development Plan (2008) identifies a regional pathway system that provides "internal and external connectivity throughout the Town and neighbourhoods" and defines a Community Linear Trail park category that encourages the linking of amenities via a multi-use trail system.

The Cochrane Open Space Master Plan planning process identified an opportunity to expand the range of pathway and trail types within the open space system. Specifically, the Master Plan recommends a pathway and trail classification system composed of six types of pathways and trails. The classification system is presented in Table 13. This classification system provides additional definition and specifications for dimensions, buffers, surface and amenities to create a more comprehensive pathway and trail system.

9.3.1 Pathways and Trails General Policies

The pathway and trail system will offer a range of pathway and trail types to accommodate a diversity of uses with the goal of encouraging healthy lifestyles and sustainable transportation. Pathways and trails will connect open spaces, communities and destinations.

Policies

1. Pathways and trails play an important role in encouraging healthy living and sustainable transportation and should therefore be protected, enhanced, expanded and promoted.
2. All pathways and trails should be developed and maintained in accordance with the specifications for dimensions, buffers, surface and amenities specified in Table 13 Pathways and Trails Classification.
3. All pathways and trails should be developed in accordance with standard specifications for landscape construction.
4. All pathways and trails should be well-signed and easy to navigate. Users should understand appropriate user activities and behaviours on each pathway and trail type.

Actions

1. The Town of Cochrane currently uses Calgary's Development Guidelines and Standards Specifications and its own specifications for particular elements. The Town should compile all guidelines and specifications into one guiding document. At a minimum, the guide should include design guidelines and standard specifications for material and installation.
2. Develop a signage strategy to identify clear and consistent approaches to:
   - » Wayfinding (e.g. mile markers and map boards showing key destinations)
   - » Conveying information about appropriate user activities and behaviours
   - » Interpretive messaging about natural and historical features of interest
3. Complete a comprehensive cycling plan, update the Transportation Plan, and incorporate pathways and trails, on-road bikeway and multi-use sidewalk.

Table 13 Pathways and Trails Classification

TYPE	PURPOSE AND MANAGEMENT INTENT	USES/ USERS	DIMENSIONS + BUFFERS*	SURFACE MATERIAL	AMENITIES
Regional Pathway	Regional pathways are the backbone of the pathway and trail system that loops the municipality and connects major destinations.	Multi-use	3.0 m wide + 1.0 m clearance** Consider 3.5m wide in areas of high traffic such as river pathways.	Hard-surfaced typically of asphalt pavement***	A rest node with a bench, a garbage and recycling receptacles every 1-1.5 km (min.). Increase distribution of benches when pathway is located on a hill slope (i.e. Gleneagles Dr). Directional signage at major intersections.
Neighbourhood Pathway	Neighbourhood pathways provide secondary routes within the community and may serve as a link to the regional pathway.	Multi-use	3.0 m wide + 1.0 m clearance**	Hard-surfaced typically of asphalt pavement***	Rest nodes with a bench, a garbage and recycling receptacle every 300 m (min.) or appropriated locations.
Neighbourhood Trail	Neighbourhood trails serve the same function as the neighbourhood pathways, but are not paved.	Multi-use	3.0 m wide + 1.0 m clearance**	Trail mix	Rest nodes with a bench, a garbage and recycling receptacle every 300 m (min.) or appropriated locations.
Nature Trail	Nature trails are natural or constructed trails that are generally located in natural environment park.	Single-use	Varies 0.5 m -1.5 m wide + 0.5 m clearance	Varies between wooden chips, trail mix or dirt	Rest nodes with a bench every 300 m (min.) or appropriated locations. Receptacle garbage at trailhead or accessible area by maintenance vehicle.
On-Road Bikeway	On-road bikeways include bike routes and bike lanes which serve transportation and recreational needs that cannot be accommodated off-street. They connect pathways where links are missing.	Single-use	n/a	n/a	Signage varies (bike lane or bike route)
Multi-use Sidewalk	In special circumstances, multi-use sidewalks can accommodate both pedestrians and cyclists when links are missing.	Multi-use	3.0 m wide + 1.0 m clearance**	Hard-surfaced typically of concrete pavement	n/a

*Buffers are an area clear of obstacle, such as trees and furniture, and mowed (with the exception of nature trails)
** Shall be 3.0 m except where environmental concerns justify a reduction in width
***Consider the use of paving materials with a more natural appearance, such as asphalt with stone aggregate surfaces.

9.3.2 Regional Pathway

Regional Pathways are the backbone of the pathway and trail system that loops the municipality and connects major destinations.

Policies

1. Regional Pathways should be designed as continuous facilities within a network. Regional Pathways should connect all individual communities to:
   - » Major nodes
   - » Bow River Valley
   - » Community destinations
   - » Downtown
   - » Other pathways and trails in the system
2. Regional Pathways should be designed for multiple users and for a range of abilities. Key design principles include:
   - » Continuity – create a barrier-free network that, where possible and appropriate, uses grade-separated pedestrian crossings.
   - » Safety – provide safe and practical road crossings.
3. Where possible, the alignment of Regional Pathways should follow safe on-street routes through open spaces and/or right-of-ways.

Actions

1. Continue to collaborate with Rocky View County and Glenbow Ranch Provincial Park to explore opportunities to connect Regional Pathways to regional destinations.
2. Upgrade existing pathways that have been reclassified as Regional Pathways that do not meet the new Regional Pathways standards on an opportunity-driven basis.

9.3.3 Neighbourhood Pathway

Neighbourhood Pathways provide secondary routes within the community and may serve as a link to the Regional Pathway.

Policies

1. Neighbourhood Pathways should connect to the Regional Pathways as well as to other destinations within a neighbourhood such as schools, Neighbourhood and Sub-Neighbourhood Parks, and commercial areas.
2. Neighbourhood Pathways accommodate multiple users.

Action

1. Upgrade the Neighbourhood Pathway surface, dimension and amenities to the defined standard as opportunities arise.

9.3.4 Neighbourhood Trail

Neighbourhood Trails serve the same function as Neighbourhood Pathways, but are not paved.

Policies

1. Neighbourhood Trails should connect to the Regional Pathways as well as to other destinations within a neighbourhood such as schools, Neighbourhood and Sub-Neighbourhood Parks, and commercial areas.
2. Neighbourhood Trails are generally intended for pedestrian users.

Action

1. Upgrade the Neighbourhood Trails surface to the defined standard as opportunities arise.

9.3.5 Nature Trail

Nature trails are natural or constructed trails that are generally located in natural environment park.

Policies

1. Nature Trails enable recreation activities that focus on the natural environment. Potential impacts of Nature Trails on the environment should be identified, monitored and managed.
2. Nature Trails should be developed so as to prevent erosion and soil compaction issues.

Action

1. Develop a Nature Trail Plan and identify a Nature Trail system for the following areas:
    - » Caroline Godfrey Park
    - » Sunset Ridge Natural Environment Park
    - » Cochrane Ranche

9.3.6 On-Road Bikeway I Multi-Use Sidewalk

Credit | Creative Commons - sfbike

On-road bikeways include bike routes and bike lanes which serve transportation and recreational needs that cannot be accommodated off-street. They connect pathways where links are missing. Multi-use sidewalks work in concert with pathways and trails where links are missing.

Policies

1. On-Road Bikeways should create safe routes for cyclists in locations where off-street pathways cannot be accommodated.
2. Bike lanes within the existing road width are the preferred On-Road Bikeway and should be implemented where road widths permit.
3. Signed bike routes should be implemented on low traffic roads where road widths cannot accommodate a bike lane.
4. Adequate signage and pavement markings should indicate the presence of cyclists on the road.

Actions

1. Explore the feasibility of an On-Road Bikeway on Quigley Drive to offer a safe route to the school and on Glenbow Drive to improve connectivity to Downtown.
2. Complete a full Bicycle Network Plan for existing and future developments and incorporate findings into a Multi-Modal Transportation Plan.

9.3.7 Landscaped Street and Boulevard

Landscaped Streets and Boulevards are typical of urban environments and help create pedestrian- and cyclist-friendly links to open space nodes. These links ensure continuity and access to major destinations and are part of the public realm. With appropriate streetscaping, Landscaped Streets and Boulevards provide green infrastructure. Landscaped Street and Boulevard could be applied to major and minor arterial, as well as to major collector as identified in the Transportation Plan.

Policies

1. Landscaped Streets and Boulevards should have a separate sidewalk and/or pathway.
2. Landscaped Streets and Boulevards should be separated from the road by a landscaped area planted with street trees.
3. Where appropriate, low-impact development practices such as bioswales and rain gardens should be applied to provide green infrastructure.

Actions

1. Apply the Landscaped Street and Boulevard concept to the Integrated Downtown Action Plan Study to ensure that specified policies are incorporated in the Plan.
2. The Parks and Facilities Section should work in conjunction with the Roads Section to develop design standards for landscaped streets and boulevards.

9.4 Open Space Activities and Amenities

An Open Space Activities and Amenities Checklist was developed to evaluate park development proposals for new open spaces and for upgrades to existing open spaces. The checklist, provided in Table 14, is presented as a matrix that displays the appropriate activities and facilities for each open space type.

Table 14 Open Space Activities and Amenities Checklist

		NATURAL ENVIRONMENT PARK	MAJOR PARK	NEIGHBOURHOOD PARK	SUB-NEIGHB. / POCKET PARK	GREENWAYS / LINEAR PARK	SCHOOL SITE / SCHOOL RESERVE	ATHLETIC PARK	URBAN PLAZA AND SQUARES
Activities	Rectangular Field		◻	■			■	■	
	Ball Diamond		◻	■			■	■	
	Tennis		◻	◻	◻		◻	◻	
	Basketball		◻	◻	◻		■	■	
	Skatepark		◻	◻	◻			◻	
	Track field		◻				◻	■	
	Ice Rink		◻	◻	◻		◻	◻	◻
	Horseshoe pit		◻	◻	◻			◻	
	Water/spray park		◻						◻
	Picnic area	◻	■			◻		◻	
	Playground area		■	◻	■		◻	◻	
	Fitness station		◻	◻	◻			◻	
	Group facilities	◻	■						
	Fishing pond		◻						
	Boat launch		◻						
	Performance stage		◻						◻
	Community gardens			◻	◻	◻	◻		
Amenities	Parking	◻	■	◻		◻	■	■	
	Playground module		◻	◻	■	◻	◻		
	Swing		◻	◻	■	◻	◻		
	Sand box		◻	◻	◻	◻	◻		
	Bench	■	■	■	■	■	■	■	■
	Bleachers		◻	■			■	■	
	Sitting area	◻	◻	◻	◻	◻	◻	◻	◻
	Picnic table	◻	■	◻	◻	■	◻	■	◻
	BBQ pit		■						
	Fire pit		◻						
	Shelter	◻	■			◻			◻
	Washroom	◻	■			◻		■	◻
	Drinking water fountain		■			◻		■	◻
	Concession		◻					■	◻
	Interpretive Centre	◻	◻						
	Lighting (fields)			◻			◻	■	
	Lighting (trails, others)		◻				◻	■	■
	Bike rack	◻	■	■	■	◻	■	■	■
	Garbage	■	■	■	■	■	■	■	■
	Recycling	◻	◻	◻	◻	◻	◻	◻	◻
	Dog waste bag dispenser	■	■	■	■	■	■	■	■
	Community board		■	◻		◻		■	
	Directional signage	◻	■			■		◻	
	Interpretive signage	◻	◻			◻			◻
	Off-leash dog areas	◼	◼			◻			
	Public Art		◻			◻			■
Accessibility	Accessible parking		■	■	■	◻	■	■	■
	Accessible playground		■	■	■		■	■	■
	Accessible facilities		■	■	■	◻	■	■	■
	Accessible pathway		■	■	■	◻	■	■	■

■ Facility/Amenity is generally located in this type of park

◻ Facility/Amenity may be located in this park, if need or interest is shown and no impact is anticipated

◼ Except under unusual circumstances the facility/amenity will not be provided in this type of park

9.5 Off-Leash Dog Areas

Create sustainable off-leash dog areas that are accessible to residents of all neighbourhoods. Off-leash dog areas should minimize user conflicts and promote active, outdoor recreation. In order to reduce vehicle dependency for users accessing off-leash areas, these areas should be well-connected to the regional pathway system.

Policies

1. Ensure a fair distribution of off-leash dog areas. The ideal distribution for future off-leash uses would be a minimum of one off-leash area for each catchment zone delineated by barriers such as the Bow River and major transportation infrastructure (Highway 22, Highway 1A and railway).
2. The design of off-leash areas should include clear physical boundaries for off-leash dog, such as fencing, vegetation and signage in order to minimize conflicts between users. The development of regional pathway should be avoided in off-leash dog area or be aligned at the edge of the area.

Actions

1. Maintain the current location of off-leash dog area along the Bow River and explore opportunities to develop an alternative regional pathway route to reduce user conflicts. Potential route includes developing a regional pathway on the north side of RiversEdge Campground, connecting the junction with River Ave to Spray Lake Sawmills Family Sports Centre and the regional pathway north of the off-leash area.
2. Explore opportunities to develop a dog park at the pipeline right-of-way north of Quigley Dr by the Highway 22. Edges along roads and railway should be secured by using fence and/or vegetation.
3. Repurpose the existing off-leash area at the new Riverfront Park when a new off-leash dog area becomes available.

9.6 Stormwater Management

Implement low impact stormwater management strategies that increase drainage efficiency and reduce harmful environmental impacts. These strategies should work to prevent or reduce the pollution of natural watercourses.

Policies

1. Innovative designs for stormwater management should be promoted in open spaces by using low-impact stormwater management strategies such as bioswales, rain gardens, wet ponds, pervious pavement, and/or constructed or natural wetlands.
2. Where feasible, the total area of impervious surfaces should be reduced such as asphalt in parking lots.
3. Stormwater ponds can be developed on Municipal Reserve (MR), but they should supplement and not replace the MR requirements. The environmental, recreational, and aesthetic integrity of the open space must not be compromised. Stormwater should be integrated in open spaces through innovative design where the management intent and the use of the park are not impaired.

Actions

1. Develop a Stormwater Management Plan that includes specific strategies for managing stormwater in open spaces, parks, trails and pathways.
2. Develop low-impact development stormwater management design guidelines with strategies such as bioswales, rain gardens, wet ponds, pervious pavement, and/or constructed or natural wetlands.
3. Based on the stormwater management design guidelines, develop a checklist for stormwater management infrastructure to be included in the evaluation of open space design concepts.

“Work with developers for multi-use playing surfaces at beginning of process”

10. Implementation

The Cochrane Open Space Master Plan sets out a comprehensive program of improvements that will transform the area over the next 20 years. Responsibility for implementation of the Plan rests with the Town Council, Town administration and through their active involvement in civic affairs, the residents and local businesses of the area.

This section examines the policies and procedures that need to be in place to ensure the Open Space Concept is realized to its full potential. It also sets out policy recommendations where gaps currently exist, potential phasing and costing implications as well as identifying funding and acquisition strategies.

10.1 Relevant Policies and Standards Review + Recommendations

To fully implement the Cochrane Open Space Master Plan, it is important to have a clear understanding of where gaps exist within current policy. Table 15 refers to existing relevant policies and provides recommendations for further policy development as a means of delivering the Plan Concept. Table 16 identifies policy gaps, recommends future policy direction and references other municipal examples to guide policy development.

Table 15 Relevant Planning Policies and Recommendations

DOCUMENT	RELEVANT POLICY	RECOMMENDATIONS
Municipal Development Plan	8.3.17 Regional Pathway System	» New Regional Pathway links shall be developed by the Town, in line with the Open Space Concept Map. » The Town shall investigate opportunities for developing appropriate way finding signage along the Regional Pathway system. This may include (but is not limited to) the following: » Pathway and trails maps » Directional signage » Mile markers » As part of comprehensive redevelopments, new landscaped boulevards shall be incorporated into the Regional Pathway or developed as wide multi-use sidewalks, as indicated on the Open Space Concept Map.
	8.3.18 Retention of Natural Amenities	» The Town will explore opportunities to reinstate native plant species within natural areas.
	8.7.3 Open Space 8.7.5 Recreational and Cultural Facilities	» Opportunities for new open space and cultural facilities shall be explored by the Town, in line with the Open Space Concept Map.
	Appendix F	» The Town should update the open space typologies to reflect the Open Space Master Plan open space typologies
Snow and Ice Control Policy	2301-02 Snow & Ice Control Policy	» The Parks and Facilities Division will clear snow from sidewalks and pathways within the time frame outlined in the current Snow Removal Bylaw, from the following areas: » Regional Pathways » Local pathways that connect to Regional Pathways
Public Art Policy	1202-01 Public Art Policy	» Public art should be directed to the following municipally-owned parks as noted in the Cochrane Open Space Master Plan 'Proposed Open Space Classification' map: » Major Parks » Urban Plazas and Squares » Incidentals
Festival and Events Guidelines	Festival and Event Planning Guidelines (2011)	» The Town should continue supporting community events. Objectives of the policy may include the following: » Support community celebration through festivals and events that engage communities and enhance local image and identity » Encourage good practice in supporting creativity » Improve access to and quality of community festival events » Increase the use and enjoyment of open spaces » To encourage a wider variety of events throughout the year
Parks Facilities Maintenance Standards	Operational Services Parks & Facilities	» See Appendix F for Parks Facilities Maintenance Standards Details
Community Standards Bylaw		» The Town of Cochrane is planning to develop a Community Standards Bylaw which will regroup all relevant bylaws into one convenient document.

Table 16 Missing Plans and Policies

MISSING POLICY	POLICY DIRECTION	OTHER MUNICIPAL EXAMPLES
Urban Forestry	Develop an Urban Forestry Management Plan to safeguard existing private and municipal trees, and encourage the development of street trees in accordance with the Open Space Concept map.	» City of Calgary Parks Urban Forest Strategic Plan (June 2007) » City of Guelph Urban Forest Management Plan (Draft, 2012)
Tree Protection	Consider the development of a separate Tree Protection Bylaw that could include heritage designations, value assessment to ISA (International Society of Arborists) standards and improved offence/penalty provisions within existing Town bylaws for privately and Town owned trees.	» City of Calgary Tree Protection Bylaw (2002) » City of Victoria Tree Protection Bylaw (2005)
Community Gardens	Prepare a Community Gardens Policy that promotes urban agriculture, food security and food production. Features of the policy may include: » Best practices for gardening and other educational programs to encourage involvement from schools, youth groups and citizens » Policies to ensure public access to the community garden areas » Guidelines for the selection of sites suitable for community gardens and/or urban agriculture » Conditions for the use of city-owned property for community gardens and/or urban agriculture » Mechanisms to allow for food-exchange programs » Mechanisms to encourage partnerships with community organizations » Mechanisms that ensure the provision of elements necessary for the operation of a community garden such as compost bins, water and tool storage sheds.	» City of Victoria Community Garden Policy (Revised March 2009) » City of Vancouver, Community Garden Resources (www.vancouver.ca/people-programs/community-garden-resources.aspx)
Local Food Protection	The development of a Community Gardens Policy may lead to the need for a Local Food Protection Policy. The main goal of this type of policy is to provide access for all people at all times to enough food for an active and healthy life. A Local Food Protection Policy should cover all aspects of food, including: » Production » Processing » Distribution » Access » Consumption » Waste management	» CIty of Vancouver's Food Strategy (www.vancouver.ca/people-programs/vancouvers-food-strategy.aspx)
Open Space Water Management and Irrigation	The Parks and Facilities Division is currently using Smart Irrigation practices to maintain open spaces as part of the Water Conservation Strategy. Improvements to the Water Conservation Strategy should include a more detailed section on open spaces water management and irrigation. These improvements could include: » Desired outcomes, such as conserving water and being financially sustainable. » Strategies and policies, such as: » Define irrigation needs per open space types and per maintenance classes. » Discourage irrigation systems in small open spaces in order to be cost effective. » Develop a hierarchy of need and prioritize irrigation in parks to areas of high wear, high plant stress and high drought sensitivity. In order of priority these could be 1) sports fields, 2) trees, 3) annual planting beds, 4) shrub beds, 5) high wear areas (such as concert sitting areas). » Evaluate the need for irrigation in open space prior to installing an irrigation system. » Require drought tolerant plants in all new open spaces development (e.g. naturescaping). » Encourage the use of non-potable water for irrigation systems. » Consider the use of temporary irrigation systems to help the establishment of new landscaping. » Develop regular audits on irrigation systems and water conservation performance. » Specific actions, such as: » Short-term: ensure that the water based irrigation control (or weather based controllers) used to improve water conservation in open spaces is functional. » Long-term: explore opportunities to install a computerized, centrally controlled, water management system.	» City of Calgary Water Management Strategic Plan (2007) » Town of Okotoks Water Management Plan (2002)

10.2 Phasing and Costing

Table 17 Phasing and Costing

ELEMENT	DESCRIPTION	QUANTITY	OPINION OF SUB-TOTAL	OPINION OF TOTAL	SCHEDULE				NOTES
					Short (0-5)	Medium (5-10)	Long (10-15)	Long (15-20)	
CONNECTIVITY									
Regional Pathway Upgrade									
South									
Section through Mitford Park	Upgrade existing red shale trail to regional pathway standard.	765 m	$120 / lm	$ 92,000	x				
Section through Rotary Park	Upgrade existing red shale trail to regional pathway standard.	330 m	$120 / lm	$ 40,000	x				
North									
Section through William Camden Park, from Griffin Rd to Cochrane Ranche Historic Site	Upgrade existing red shale trail to regional pathway standard.	1,063 m	$120 / lm	$ 128,000	x				
Section from the bridge at Millenium Park to River Ave Bridge along the Bow River	Upgrade existing red shale trail to regional pathway standard.	1,605 m	$120 / lm	$ 193,000	x				
Section from the underpass at Historic Ranche to RancheHouse	Upgrade existing red shale trail to regional pathway standard.	1, 185 m	$120 / lm	$ 143,000	x				
Section from RancheHouse to Sunset Dr	Upgrade existing red shale trail to regional pathway standard. Explore rerouting in steep sections.	674 m	$120 / lm	$ 81,000	x				
Regional Pathway Development									
South									
Section through Bow Ridge Neighbourhood Park	Develop regional pathway connection to contour the gravel pathway.	67 m	$255 / lm	$ 17,000	x				
Section along Highway 22 and the escarpment from Bow River to River Ave	Develop regional pathway along Highway 22 and the escarpment from Bow River to River Ave. Alignment to be determined in future studies.	app. 2,250 m	$255 / lm	$ 574,000			x		Phasing dependent on the development of the area and the twinning of the Highway 22.
North									
Regional pathway at Cochrane Ranche Historic Site	Develop regional pathway to contour the gravel parking lot.	120 m	$255 / lm	$ 31,000	x				
Regional pathway along Railway St W	Develop regional pathway along Railway St W to connect existing trail west of Big Hill creek to 5 Ave. Explore possibility of expanding existing sidewalk to accomodate multi-use.	668 m	$255 / lm	$ 170,000	x				
Regional pathway to connect Heritage Hills and Agricultural Society Ground	Develop regional pathway along Highway 1A to connect Heritage Hill from pedestrian crossing (Hwy 1A) to Agricultural Society Grounds. Alignment to be determined in future studies.	app. 1,600 m	$255 / lm	$ 408,000			x		Phasing dependent on the development of the area.

ELEMENT	DESCRIPTION	QUANTITY	OPINION OF SUB-TOTAL	OPINION OF TOTAL	SCHEDULE				NOTES
					Short (0-5)	Medium (5-10)	Long (10-15)	Long (15-20)	
Other Pathways +Trails									
South									
Neighbourhood pathway from George Fox Trail to existing pathway connecting to Jumping Pound Terrace	Develop gradual slope pathway to connect George Fox Trail to Jumping Pound Terrace.	40 m	$170 / lm	$ 6,800	x				
Neighbourhood pathway from George Fox Trail to Bow Ridge Crescent through Bow Ridge Park	Develop neighbourhood pathway to connect regional pathway along George Fox Trail to Bow Ridge Crescent through Bow Ridge Park.	175 m	$170 / lm	$ 29,750	x				
North									
Neighbourhood pathway/nature trail connection between 1 St E and and Glenealgles pathway (through GRPP)	Explore possibility of developing a neighbourhood pathway or trail to connect 1 St E and Gleneagles neighbourhood pathway through GRPP.	app. 890 m	$60-130 / lm	$ 115,700				x	
Neighbourhood trail from 4 Ave N to Sunterra Rd and Cemetery	Formalize existing informal trail into a neighbourhood trail to connect the arena, 4 Ave N to Sunterra Rd and Cemetery	705 m	$130 / lm	$ 91,700			x		
Pedestrian + Cyclist Crossings									
South									
Crossing of Highway 22 at Skatepark and Terry Fox Park	Improve safety of pedestrian crossing. Crossing type may include pedestrian signal or pedestrian overpass. Type to be determined by future study.	Allowance	TBD		x				
Pedestrian crossing between Jumping Pound Ridge and Neighbourhood Park	Improve safety of pedestrian crossing. Crossing to include painted crosswalk.	Allowance	TBD		x				
North									
Pedestrian railway underpass at Cochrane Ranche Historic Site	Repair underpass to address flooding issues.	Allowance	TBD		x				
Pedestrian overpass between Cochrane West and West Terrace	Develop an overpass to connect Cochrane West to future school site in West Terrace.	Allowance	$ 2,000,000	$ 2,000,000			x		Phasing dependent on the development of the area.
Improvements to pedestrian access on Highway 22 bridge	Explore feasibility of enlarging pedestrian/cyclist access on existing bridge or ensure design of the future bridge includes appropriate access.	Allowance	TBD				x		Phasing dependent on twinning of Highway 22.
Pedestrian bridge at Spray Lake Sawmills Family Sport Centre	Explore feasibility of a pedestrian bridge to connect Spray Lake Sawmills Family Sport Centre to the south shore.	Allowance	TBD					x	Phasing dependent on the development of the area and needs.
On-Road Bikeways									
On-road bikeway along Quigley Dr and Glenbow Dr	Explore feasibility of developing an on-road bikeway (bike lane or bike route) on Quigley Dr and Glenbow Dr.	1720 m	TBD		x				Cost dependent on type of bikeway.
On-road bikeway along Railway St W	Explore feasibility of developing an on-road bikeway (bike lane or bike route) Railway St W.	1200 m	TBD		x				Cost dependent on type of bikeway.

ELEMENT	DESCRIPTION	QUANTITY	OPINION OF SUB-TOTAL	OPINION OF TOTAL	SCHEDULE				NOTES
					Short (0-5)	Medium (5-10)	Long (10-15)	Long (15-20)	
EXISTING OPEN SPACE UPGRADES									
South									
Bow Ridge Neighbourhood Park	Repair fence.				x				
	Plant trees to provide shade adjacent to rectangular fields.	10	$ 500	$ 5,000	x				
	Develop regional pathway to countour the gravel parking lot.	Included in regional pathway development			x				
Bow Ridge Greenway	Relocate or add benches to maximize views of the river. Trim trees to clear the views. Formalize trail to connect river pathway to escarpment pathway.	Allowance	$ 10,000	$ 10,000		x			
Bow Meadows Place	Add bench in shaded area.	1	$ 1,200	$ 1,200	x				
Crawford Park	Pave accessible pathway to playground.	35 m	$170 / lm	$ 5,950	x				
Clarence Copithorne Park	Pave accessible pathway to playground.	12	$170 / lm	$ 2,040	x				
North									
Carolina Crescent Park	Add one bench under shaded area adjacent to playground.	1	$ 1,200	$ 1,200	x				
Centennial Park	Repair and upgrade building.	Allowance	$ 25,000	$ 25,000		x			
	Plant trees adjacent to playground for shade.	3	$ 500	$ 1,500	x				
Cochrane Ranche	Develop nature trail to connect existing trail to Range Rd 42 along Big Hill Creek. Explore possibility of formalizing existing footpath.	420 m	$60 / lm	$ 25,200			x		
Riverfront Park	Upgrade existing Millenium Park according to the Riverfront Park Concept Design.	Allowance	$ 2,000,000	$ 2,000,000	x				See Appendix E for details
West McDougal	Move existing bench into the shaded area or add one bench to the shaded area. Add playground module for 5-12 year olds or develop natural playscape.	Allowance	$ 12,000	$ 12,000	x				
East McDougal	Add one bench under shaded area. Explore the possibility of developing natural playscape.	Allowance	$ 12,000	$ 12,000	x				
West Terrace Park	Plant new trees to create shade adjacent to playground.	5	$ 500	$ 2,500	x				
	Pave accessible pathway to playground.	15	$170 / lm	$ 2,600	x				
	Add swings for 5-12 year olds.	Allowance	$ 5,000	$ 5,000	x				
	Explore feasibility of developing natural playscape (i.e. boulders).	Allowance	$ 10,000	$ 10,000	x				
Dewey Blaine Park	Pave pathway to playground.	30	$170 / lm	$ 5,100	x				
	Add bench oriented towards escarpment.	1	$ 1,200	$ 1,200	x				
Gleneagles Neighbourhood Park	Add two benches along escarpment.	2	$ 1,200	$ 2,400		x			
Gleneagles Greenway	Add benches along pathway.	4	$ 1,200	$ 4,800	x				
Quigley Park	Add two benches in tennis court.	2	$ 1,200	$ 2,400	x				
Sunset Ridge (ER)	Add benches along pathway (by stormwater pond and in coulee).	3	$ 1,200	$ 3,600	x				
West Terrace Coulee (ER)	Potential to add a bench along the pathway where there is a view of the river.	1	$ 1,200	$ 1,200	x				
West Hall	Add one playground module for 2-5 year olds.	Allowance	$ 35,000	$ 35,000	x				
	Add one bench in the shaded area.	1	$ 1,200	$ 1,200	x				
	Explore feasibility of developing natural playscape.	Allowance	$ 10,000	$ 10,000	x				
West Pointe Greenway (along river)	Add benches along regional pathway.	2	$ 1,200	$ 2,400	x				
West Valley Greenway (along river)	Add benches along regional pathway.	4	$ 1,200	$ 4,800	x				
West Valley Walkway	Add bench and swings for 5-12 year olds.	Allowance	$ 7,000	$ 7,000	x				
Henry Whitfield Park	Add bench in shaded area.		$ 1,200	$ 1,200	x				
	Explore feasibility of developing natural playscape. (One of the park in West Valley)	Allowance	$ 10,000	$ 10,000	x				
Whittle Park	Add bench in shaded area.	1	$ 1,200	$ 1,200	x				
Samuel Spicer Park	Add bench in shaded area.	1	$ 1,200	$ 1,200	x				
Mitford Park	Plant trees adjacent to rectangular field to provide shade.	15	$ 500	$ 7,500	x				
	Develop neighbourhood pathway to connect skateboard park to Terry Fox Park and to continue connection to the proposed pedestrian crossing. Explore possibility of creating opening in existing chain link fence.	225 m	$170 / lm	$ 38,300	x				
	Add benches along escarpment by the washroom.	2	$ 1,200	$ 2,400	x				

ELEMENT	DESCRIPTION	QUANTITY	OPINION OF SUB-TOTAL	OPINION OF TOTAL	SCHEDULE				NOTES
					Short (0-5)	Medium (5-10)	Long (10-15)	Long (15-20)	
Caroline Godfrey Natural Environment Park	Develop park by adding nature trails, benches and viewpoint.	Allowance	$ 750,000	$ 750,000		x			
Riverview West PG	Pave pathway to connect Riverview Dr to river pathway and the playground.	82	$170 / lm	$ 13,940	x				
Rotary Park	Add benches in shaded area.	2	$ 1,200	$ 2,400	x				
Matt Krol Park	Add one bench in shaded area.	1	$ 1,200	$ 1,200	x				
	Pave pathway from sidewalk to playground.	35	$170 / lm	$ 5,950	x				
William Camdem Park	Add two benches in tennis court.	2	$ 1,200	$ 2,400	x				
Cochrane Lion's Rodeo Ground	Redevelop site to better accomodate the Rodeo Ground activities potential farmer's market. New facilities to include: parking lot, large open area surrounding the rodeo ground, building with concession and public washrooms.	Allowance	$ 2,000,000	$ 2,000,000		x			
OPEN SPACE DEVELOPMENT									
Off-leash dog park at West Valley	Develop park by adding trails, benches, receptacle bins and bag distributors.	Allowance	$ 100,000	$ 100,000	x				
Sub-Neighgourhood Park in East End	Develop park which should include playground, swing and large open area.	Allowance	$ 80,000	$ 80,000	x				
Athletic Park	Develop athletic park. Refer to section 9.2.1 for details.	Allowance	$ 4,000,000	$ 4,000,000		x			Include a ball diamond quad and 4 rectangular field.
Downtown Urban Square	Develop downtown urban square.	Allowance	$ 2,500,000	$ 2,500,000		x			Phasing dependent on the development of the area.
Major Park between River Ave and RiversEdge Campground	Develop major park which should include picnic areas, water access and parking.	Allowance	$ 3,000,000	$ 3,000,000			x		Land acquisition not included.
Sunset Ridge Natural Environment Park	Develop park which should include nature trails, benches and viewpoint.	Allowance	$ 120,000	$ 120,000		x			
Big Hill Natural Environment Park	Develop park by adding nature trails, benches and viewpoint.	Allowance	$ 200,000	$ 200,000				x	Currently not Town owned. Development subject to land acquisition.
OPEN SPACE FACILITIES (BASED ON FUTURE GROWTH NEEDS)									
Mountain Bike Park	Develop Mountain Bike Park and Trails. Potential locations include major parks at South Ridge and escarpments in River Heights.	Allowance	$ 500,000	$ 500,000		x			Location to be determined.
Outdoor Rink	Develop outdoor rinks (2).	Allowance	$ 225,000	$ 225,000	x				Location to be determined.
Outdoor Rink	Develop outdoor rinks (1).	Allowance	$ 225,000	$ 225,000		x			Location to be determined.
Outdoor Rink	Develop outdoor rink (1).	Allowance	$ 225,000	$ 225,000			x		Location to be determined.
Outdoor Rink	Develop outdoor rinks (1).	Allowance	$ 225,000	$ 225,000				x	Location to be determined.
Picnic Area	Develop small picnic area. Potential location by Sports Centre.	Allowance	$ 500,000	$ 500,000		x			
Picnic Area	Develop picnic area in major park in South Ridge.	Allowance	$ 1,000,000	$ 1,000,000			x		
Picnic Area	Develop picnic area in major park in River Heights.	Allowance	$ 1,000,000	$ 1,000,000				x	
Basket Ball Court	Develop basket ball court. Does not include fencing.	Allowance	$ 35,000	$ 35,000	x				Location to be determined.
Basket Ball Court	Develop basket ball court. Does not include fencing.	Allowance	$ 35,000	$ 35,000			x		Location to be determined.
Basket Ball Court	Develop basket ball courts (1). Does not include fencing.	Allowance	$ 35,000	$ 35,000				x	Location to be determined.
Tennis Court	Develop tennis courts (2). Include pavement, fence, benches, etc.)	Allowance	$ 100,000	$ 100,000		x			Location to be determined.
Tennis Court	Develop tennis courts (2). Include pavement, fence, benches, etc.)	Allowance	$ 100,000	$ 100,000				x	Location to be determined.
Fitness Station	Develop fitness station. Potential locations include the Riverfront Park, sub-neighbourhood park in Riverview and East-End and major park by Sports Centre.	Allowance	$ 125,000	$ 125,000		x			Location to be determined.

ELEMENT	DESCRIPTION	QUANTITY	OPINION OF SUB-TOTAL	OPINION OF TOTAL	SCHEDULE				NOTES
					Short (0-5)	Medium (5-10)	Long (10-15)	Long (15-20)	
LAND ACQUISITION									
Athletic Park	Acquire/negotiate lands adjacent to the Spray Lake Sawmills Sports Centre.	18-20 ha	TBD			x			
Major Park between River Ave and Sports Centre	Acquire/negotiate lands between River Ave and Spray Lake Sawmills Sports Centre.	9 ha	TBD				x		
Major Parks in South Ridge	Acquire/negotiate lands in South Ridge.	TBD	TBD				x		
PLANS AND STUDIES									
Riverfront Park Detailed Design	Develop Riverfront Park Detailed Design. (assuming $2 million budget)	Allowance	$ 200,000	$ 200,000	x				
Cochrane Lion's Rodeo Grounds Concept and Design Development Plan	Develop concept, design development and detailed design for redevelopment of the Rodeo Grounds.	Allowance	$ 200,000	$ 200,000	x				
Natural Area Management Plans	Develop a natural area management plan for each Natural Environment Parks (4).	Allowance	$ 200,000	$ 200,000	x				
SPECIAL EQUIPMENT									
Pathway snowblower	Acquire pathway snowblower as development of the regional pathway increases.	1	TBD			x			
Ice Resurfacer Machine	Acquire ice resurfacer machine as development of ice rinks/ponds increase.	1	TBD			x			

Notes:

1. This is a class D opinion of probable costs, not a guaranteed cost figure. Probable cost opinions are based on anticipated construction rates for 2012.
2. All costs include supply and installation unless otherwise noted.
3. All costs are exclusive of GST.

Costing Summary

Existing Open Spaces Upgrades		
Short Term (0-5) Total	$	2,227,380
Medium Term (5-10) Total	$	2,787,400
Long Term (10-15) Total		
Long Term (15-20) Total		
Proposed Open Spaces Developments		
Short Term (0-5) Total	$	1,040,000
Medium Term (5-10) Total	$	8,070,000
Long Term (10-15) Total	$	4,260,000
Long Term (15-20) Total	$	1,560,000
Regional Pathway Upgrades		
Short Term (0-5) Total	$	677,000
Medium Term (5-10) Total		
Long Term (10-15) Total		
Long Term (15-20) Total		
Regional Pathway Development		
Short Term (0-5) Total	$	218,000
Medium Term (5-10) Total		
Long Term (10-15) Total	$	982,000
Long Term (15-20) Total		
Other Pathways, Trails + Pedestrian Crossings		
Short Term (0-5) Total	$	36,550
Medium Term (5-10) Total		
Long Term (10-15) Total	$	2,091,700
Long Term (15-20) Total		
TOTAL		
Short Term (0-5) Total	**$**	**4,198,930**
Medium Term (5-10) Total	**$**	**10,857,400**
Long Term (10-15) Total	**$**	**7,333,700**
Long Term (15-20) Total	**$**	**1,560,000**

10.3 Funding and Potential Land Acquisition Strategies

Land acquisition is likely to occur incrementally over a 20 year time frame as the Town develops and the COSMP is implemented. This section highlights some of the key techniques and funding mechanisms that can be utilized for acquiring land within the Town, where public ownership is required to maintain the land as greenspace.

10.3.1 General Land Acquisition Principles

The acquisition of land for the implementation of the COSMP is guided by the general land acquisition principles outlined below and the potential land acquisition strategies identified in Table 18.

- Ensure lands are acquired to enhance and build a greater functioning open space system that are publicly accessible to meet the needs of all town residents.
- Seek potential partnerships for the protection, purchase and maintenance of open spaces, pathways and trails.
- The Town should not acquire lands that have been affected so negatively by contamination that future land use is limited and / or an identified health risk exists.

Table 18 Potential Land Acquisition Strategies

STRATEGY	PROCESS	KEY PLAYERS	POTENTIAL IMPLICATIONS
VOLUNTARY LAND ACQUISITION			
Fee Simple	Involves the purchase of the fee title in a parcel of land, usually acquired at fair market value. Land can sometimes be sold at a reduced price, which may qualify as a charitable donation from income taxes.	» Landowners » Town of Cochrane	» Appropriate environmental investigations should be undertaken to ensure land is not contaminated
Restrictive Covenants	Developers restrict the use of a portion of land in order to provide amenity space, e.g. for common ownership associated with a condominium development.	» Developers	» Ensures that land will not be developed except for purposes relating to recreation or park space
Conservation Easements and Caveats	A voluntary legal agreement (as noted in Section 22 of the Environmental Protection and Enhancement Act, Alberta) between a landowner and a land trust or government agency that permanently limits the use of land to protect its conservation values.	» Landowners » Land Trusts » Town of Cochrane	» Landowner retains ownership of the land to pass on to heirs but resigns the associated rights » Public access may not be permitted
Donation	Private landowners give their land to a land trust, non-profit or government agency, potentially releasing themselves from land management responsibilities.	» Landowners » Town of Cochrane	» Income tax deduction and estate tax benefits for landowner
Land Trusts	Independent non-profit organizations that work with landowners interested in safeguarding open space (sometimes collaborating with government agencies through a partnership). They must abide by a code of practice such as the Canadian Land Trust Alliance (CLTA).	» Landowners » Land Trusts » Town of Cochrane	» Relies on active volunteer effort » Ecological Gifts or "Ecogift" provide a way to protect ecologically sensitive land through a special tax assistance program » May restrict public use
Urban Forest Legacy Program	A Program could establish to identify and protect environmentally sensitive forests that are threatened by invasive species (noxious weeds or residential growth affecting groundwater tables and affecting soil erosion).	» Landowners » Town of Cochrane	» Relies on willing sellers or those wishing to donate land » Financial support can be gained from programs such as the Tree Canada Foundation
Land Exchange	Exchanging land for land. For example if a developer wishes to develop parcels of land that are identified as protected open space, the Town may identify surplus land in their inventory that is considered less significant as open space.	» Developers » Town of Cochrane	» Subject to negotiation and land availability

STRATEGY	PROCESS	KEY PLAYERS	POTENTIAL IMPLICATIONS
Public Access Easements	These allow the general public the right to access and use a specific parcel of the property. They are commonly used for pathways in new developments, alongside water bodies or in parks and open space areas.	» Town of Cochrane	» Easement remains in place even if the land ownership changes
Landowner Discussion	The Town is encouraged to begin discussions with landowners for parcels that are identified as new park and open space within the Open Space Concept map.	» Landowners » Town of Cochrane	» Subject to negotiation
REGULATORY LAND ACQUISITION			
Municipal Reserves	Land may be taken as Municipal Reserve (MR) only for the following uses: public park, public recreation areas, a school or to separate different land use areas (MGA, S. 644 and 671). Triggered by an application for subdivision, MR may not exceed 10% of the parcel of land or cash-in lieu, less the land required for Environmental Reserve (ER).	» Developers » Town of Cochrane	» Must adhere to specific site requirements and not contain any rights-of-way that may limit design options for the site
Environmental Reserves	Applied to land that consists of a swamp, gully, coulee or ravine is susceptible to flooding or is considered unstable by the Town. ER is also used for the 6m area surrounding a lake or water body to prevent water pollution or as a means of access (MGA, S. 644). Environmental Reserves are not 'riparian buffers' but they often include riparian lands. As a result, they should not be excessive in size as this is not their intent or purpose.	» Town of Cochrane	» Multiple benefits: environmental protection, habitat enhancement and public access » Ensures land remains in a natural state as if it was owned by the Town
Density Transfer / Development credits	Allows for open spaces to be dedicated to the Town for density transfers on the development of a property.	» Developers » Town of Cochrane	» Directs development to more suitable less sensitive locations » Can also be applied to heritage resources
Overlay Zoning	A set of additional standards or controls that are applied over a large area across multiple land use districts. A bylaw is applied to areas unsuitable for development. The overlay could be administered through a transfer of development credits (TDC), which are typically set up to compensate landowners for the protections of ecologically sensitive areas under the Alberta Land Stewardship Act (ALSA).	» Town of Cochrane	» Requires Town resources to prepare the overlay zoning » Can be applied to areas not zoned as typical 'open space' land use zones
Subdivision Approvals	Section 655 of the MGA allows municipalities to impose conditions on a subdivision approval, such as the construction of pathways that serve a new development or connect adjacent developments. This is supported in the Town of Cochrane MDP under policy 8.3.17.	» Developers » Town of Cochrane	» Should be applied where capital improvements associated with the Open Space Master Plan are within a proposed subdivision
Performance Zoning	This technique establishes zones, which are based on an allowable environmental impact to the resources of an area as opposed to a specific allowable use.	» Town of Cochrane	» Requires Town resources to prepare the performance zoning » Allows the Town to maintain control over development impacts and to ensure that development will occur only in ways in which the natural resources will not be severely damaged » Allows flexibility for new and emerging uses that do not fit in with the current land use bylaw
Special Use Permits	A zoning regulation will list "as of right" uses which are allowed in a particular district without the necessity of obtaining any further review. After these uses are listed, a list of conditional uses or "special use permit" uses may be listed, as exceptions.	» Developers » Town of Cochrane	» Provides an additional level of protection for uses that are desirable but may have an adverse impact or require special review before being approved

10.3.2 Prioritization for Land Acquisition

When considering the acquisition of parks and open space, the Town should consider their merit based on the following criteria:

» Value – Cultural value (e.g. association with a historic site) or inherent environmental value
» Current Supply - Will it meet a current shortfall? Will it address a future need, as the neighbourhood intensifies?
» Connectivity - Does it complete or extend the open space network?
» Threat/Risk – Will the land be used in the near term for another purpose that precludes an open space function?
» Strategic – Does the acquisition build upon existing resources or commitments, or has an advantage in terms of timing or partnership opportunity?
» Cost and Value – Is the expenditure warranted in terms of its achievement of Council's objectives?

10.3.3 Disposition of surplus lands

Public lands are a valuable resource and Cochrane's citizens derive many social and economic benefits from them. As the economy expands and diversifies, additional pressures on public lands may emerge to accommodate the additional activity. The Town must balance the need to accommodate this growth with its commitment to protect the public's long-term interest in public lands for environmental and other important benefits. Much of this growth can be accommodated by issuing dispositions not leading to ownership.

In other cases, the most effective way to accommodate a use is by selling public land. Public lands are generally sold:

» To facilitate agricultural expansion and certain types of commercial, industrial and recreational uses, thereby supporting the growth of the local economy
» To provide land for essential services like public works projects or community and institutional needs that benefit the Town
» If they are not needed to meet the Town's resource management commitments or for other Town programs

In determining whether public lands are suitable for sale, the following factors are considered:

» The impact of sale on important resource values and environmental factors (e.g., conservation, recreation)
» Whether the proposed use of the land would conform with provincial and municipal land use policies
» Availability of private land for uses of economic or social importance

10.3.4 Funding

The following list outlines potential methods to fund open space and park development.

10.3.4.1 Fee Simple, Development Process

The Town of Cochrane will acquire as much municipal and environmental reserve possible in new development proposals where it is deemed appropriate. This is the simplest and least costly form of acquiring land for open space and park development.

10.3.4.2 Public-Private Partnerships

The Town may wish to enter into a development agreement with a landowner or developer whereby land for park space (normally additional to 10% MR and ER dedication) is provided to the municipality in exchange for "incentive" benefits to the developer such as density bonusing or upzoning to allow for higher densities. The Town of Cochrane may also enter into a business arrangement where land is owned by the Town for park use and is leased back to the developer to be administered as a pay-per-use (fee-based) open space or park.

10.3.4.3 Government Grants

Government grants at the provincial and federal levels are available to municipalities for the development of parks and open space. Most are specific to a certain purpose and the Town will need to develop a strategy for targeting certain types of grants. Park Grants may be for:

» Tourism
» Health and wellness
» Ecological management
» Community development

Some of the available grants are as follows:

» Alberta Ecotrust includes a range of grants from community-based projects focused on local opportunities for change through stewardship and action (up to $7,500) to multi-year grants (up to $60,000 over a 3 year period) aimed to support more comprehensive projects that have the potential to result in substantial environmental benefit.
» Alberta Sport, Recreation, Parks and Wildlife Foundation (Provincial Healthy Active Living Initiatives) provides funding to support enhanced activities, lifestyles and legacies through the development of active partnerships in Sport, Recreation, Parks and Wildlife programs.
» Evergreen grants are nationally based and are offered to support community groups in protecting and restoring urban green spaces. All proposed projects must be open to the community, should have a strong volunteer-involvement component, and must be located entirely on publicly accessible lands.

Cochrane's Dynamic Organizations

The **Cochrane Environmental Action Committee (CEAC)** is an apolitical organization dedicated to making Cochrane a more environmentally aware and active community. Since 1989, this committee has developed projects such as the Naturescape Cochrane Initiative that promotes water conservation through landscaping practices, the removal of invasive species, and school yard naturalization.

The **Branches and Banks Environmental Foundation** is a spinoff non-profit organization of the CEAC founded in 1996. The Foundation organizes annual tree planting and waterway clean up events each spring. Since the launch of this community project, over 3,200 volunteers have been involved in different initiatives.

www.cochrane-environment.org

The **Cochrane Community Gardens Society** facilitates the creation and operation of community gardens in Cochrane's neighbourhoods since 2010.

Cochrane also welcomes individuals to become involved and make a difference in their community through its website:

www.cochrane.ca >Home >Residents >Volunteer

10.3.4.4 External Sources

Local non-profit groups such as Community Associations will be eligible to apply for external sources of funding such as the Alberta Lottery Fund including:

» Community Facility Enhancement Program (CFEP) for a maximum grant of $125,000 per fiscal year aimed at providing financial assistance for the expansion and upgrading of Alberta's extensive network of community-use facilities.
» Community Initiatives Program (CIP) for a maximum project-based grant of $75,000 per fiscal year in areas such as community services, seniors' services, libraries, arts and culture, sports, education, health and recreation.

10.4 Stewardship and Community Involvement

On-going community involvement in open space planning, design and management will contribute to the success of Cochrane's open space system. The Town will enable communities to take an active role in the development of facilities that will enhance local open spaces and reflect specific community needs. Examples of facilities that are typically developed through community involvement include community gardens or natural playscapes. Increased community involvement in planning initiatives will also allow the Town to better understand and address the needs of specific groups in the community.

The Town is committed to facilitating community involvement processes including volunteer contributions and partnerships such as the contribution of CEAC and Branches and Banks and the stewardship initiatives for environmental care and maintenance. Communities can become involved through the donation of human, financial and material resources.

10.5 Open Space Master Plan Review

A review process for the Cochrane Open Space Master Plan is proposed to ensure that the Master Plan continues to accurately respond to the Town's open space needs.

Every Year - The Implementation Plan should be updated every year in order to keep an active list of recommendations for use by staff, Council and the community.

Every Five Years - Planning sessions/workshops should be held every five years to undertake a comprehensive review of the recommendations related to changes in the operating environment, emerging strategic trends and municipal financial strategies and priorities.

After Ten Years – A major review should be undertaken at the ten year anniversary to assess whether the long-term directions of the Plan remain linked to the key trends and rationales. The review should also assess whether new considerations have emerged that require revisions to the Plan.

References

Active Living Research, 2010. Parks, Playgrounds and Active Living Research Synthesis, San Diego: Active Living Research.

Alberta Recreation and Parks Association (ARPA), n.d. Vision 2015: Foundations for Action. [Online]
Available at: http://arpaonline.ca/research/vision-2015/
[Accessed 17 02 2012].

Alberta Recreation and Parks Association, 2011. Trends and Their Implications for Recreation and Parks, Edmonton: Alberta Recreation and Parks Association.

Barbarash, s. L. &. B., 2012. Nature Play Area Guidelines. s.l.:Tualatin Hills Park & Recreation District, Natural Resources Department.

Calgary Regional Partnership, 2012. Calgary Metropolitan Plan, Calgary: Calgary Regional Partnership.

Canadian Parks and Recreation Association, 2011. National Recreation Summit: First Steps Toward a Unitted Agenda, Lake Louise: Canadian Parks and Recreation Association.

Chiesura, A., 2003. The role of urban parks for the sustainable city. Landscape and Urban Planning, 68(1), p. 129–138.

Cochrane Tourism, 2012. Cochrane Tourism. [Online]
Available at: http://www.cochrane-tourism.ca/
[Accessed 16 02 2012].

Cornell, E. H., 2001. Adventure as stimulus for cognitive development. Journal of Environmental Psychology, 21(3), pp. 219-231.

Curran, D., 2001. Economic Benefits of Natural Greenspace Protection, Victoria: Smart Growth British Columbia.

Dearden, P. & Rollins, R., 2002. Parks and Protected Areas in Canada: Planning and Management. 2nd ed. Toronto: Oxford University Press.

Government of Alberta, 2008a. Land Use Framework, Edmonton: Province of Alberta.

Government of Alberta, 2008b. 2008 Alberta Recreation Survey - Highlights of Results, Edmonton: Alberta Tourism, Parks and Recreation.

Government of Alberta, 2011. Active Alberta, Edmonton: Government of Alberta.

Government of Alberta, 2011. Alberta's Plan for Parks 2009-2019 - An Update - August 17, 2011. [Online]
Available at: http://www.tpr.alberta.ca/parks/p4p/
[Accessed 17 02 2012].

GreenPlay LLC, 2012. GRASP® Composite-Values Based Level of Service Analysis. [Online]
Available at: http://www.greenplayllc.com/index.php?id=36
[Accessed 12 July 2012].

HarGroup Management Consultants, Inc. and K. Knights & Associates Ltd., 2008. Town of Cochrane Parks, Recreation and Culture Master Plan , Cochrane: Town of Cochrane.

Louv, R., 2005. Last child in the woods : saving our children from nature-deficit disorder. 1st ed. Chapel Hill: Algonquin Books of Chapel Hill.

Luttik, J., 2000. The value of trees, water and open spaces as reflected by house prices in the Netherlands.. Landscape Urban Planning, 48(3-4), p. 161–167.

Ontario Ministry of Culture and Recreation Sports and Fitness Division, n.d. Guidelines for Developing Public Recreation Facility Standards. [Online]
Available at: http://lin.ca/resource-details/1477
[Accessed May 2012].

Saunier, R. E. & Meganck, R. A., 1995. Conservation of Biodiversity and New Regional Planning. 1st ed. Washington: IUCN.

Statistics Canada, 2012. Cochrane, Alberta (Code 4806019) and Division No. 6, Alberta (Code 4806) (table). Census Profile.. [Online]
Available at: http://www12.statcan.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E
[Accessed 17 02 2012].

The Trust for Public Land, 2009. Measuring the Economic Value of a City Park System, Washington: The Trust for Public Land.

The Trust for Public Land, 2011. From Fitness Zones to the Medical Mile: How Urban Park Systems Can Best Promote Health and Wellness, Washington: The Trust for Public Land.

Town of Cochrane, 2008. Town of Cochrane Municipal Development Plan, Cochrane: Town of Cochrane.

Town of Cochrane, 2009. Cochrane Sustainability Plan, Cochrane: Town of Cochrane.

Town of Cochrane, 2012. Town of Cochrane 2012 Strategic Plan, Cochrane: Town of Cochrane.

Town of Cochrane, n.d. History of Cochrane. [Online]
Available at: http://www.cochrane.ca/municipal/toc/webcms.nsf/AllDoc/D5B4833A642C5C9F87257704006020A8?OpenDocument
[Accessed 16 02 2012].

Urban Systems, 2009. Transportation Plan Update, Town of Cochrane: s.n.

Appendices

Appendix A. What We Heard Reports - Stage One and Stage Three
Appendix B. Composite Value Level of Service Inventory Form and Results
Appendix C. % of Open Space in Established and Future Neighbourhoods
Appendix D. Composite Value Level of Service Assessment Methodology
Appendix E. Riverfront Park Concept Design
Appendix F. Parks Facilities Maintenance Standards
Appendix G. Summary of Changes to the Draft Cochrane Open Space Master Plan

What is the Cochrane Open Space Master Plan?

The Town of Cochrane is developing a plan that will shape the future of the Cochrane open space system. The Cochrane Open Space Master Plan is currently under development and there will be multiple opportunities for public engagement before its completion in October 2012.

The Open Space Master Plan will identify and define short (1-5 years), medium (5-10 years) and long term (10- 20 years) plans for park, outdoor recreation, open space and pathway development in the Town of Cochrane and will outline budget planning for operational and capital requirements for investment in existing and future parks, outdoor recreation, open spaces and pathways.

Engaging the community

In March and April of 2012, the Town and the consulting team led by O2 Planning + Design engaged the community in a number of ways to understand what is working in the open space system and what can be improved. In this period, the following engagement activities were held:

- A series of stakeholder workshops
- A public open house
- The Cochrane Open Space Master Plan Facebook page
- An interactive mapping tool.
- Online surveys
- Sounding boards in three parks around town: Cochrane Ranche, Mitford Park, and the off-leash area at the end of River Ave.

Engagement Sounding Board

In total, approximately 542 citizens were engaged in this initial period, providing 1,364 comments.

Making sense of what we heard

The intent of this report is to highlight common themes that emerged from the engagement period. Specifically, this report focuses on areas that can inform the development of the vision, principles and goals for the Open Space Master Plan, as well as specific policies.

Overall, the starting point for the development of this Open Space Master Plan is one of strength. Through the feedback that was provided, it is evident that the story of the open space system going forward is about the enhancement of existing assets, rather than of significant deficits. From the community's perspective, there is a lot that is working and that improvement to the system is, for the most part, about enhancing and building this community resource.

Through the variety of engagement techniques used, a number of common themes emerged. These are summarized below. In this report, there may be some issues that have seeming conflicts or differences between views. This has been retained to accurately reflect what was heard through the engagement process. This provides insights for the team that is developing the Open Space Master Plan that are essential – not only in the development of the vision, principles and goals, but in the development of policy that attempts to resolve points of tension to ensure that Cochrane's open space system is a great aspect of the community for everyone.

Finally, there may seem to be overlap in the discussion of different issues. This is intentional. While it is important to pull out themes from the feedback, it is also important to maintain the interconnections between issues. In this way, the Open Space Master Plan can reflect the linkages between elements of the system and create solutions that address multiple issues at one time.

What do you like most about Cochrane's parks, open spaces and pathways?

A major question used throughout the engagement period was "What do you like most about Cochrane's parks, open spaces and pathways?" This allowed the Open Space Master Plan team to understand what Cochranites currently value about the town's open space system in order to maintain and enhance it. The following word cloud visually shows the responses that were received:

Word cloud of what Cochranites like about the open space system: larger words indicate higher were mentioned more often during the engagement period.

What changes do you feel would most improve Cochrane's parks, open spaces and pathways?

The second major question used throughout the engagement period was ""What changes do you feel would most improve Cochrane's parks, open spaces and pathways?" This question provided opportunity to understand the community's perspective on the most important areas for improvement. The following word cloud visually shows the responses that were received:

Word cloud of what Cochranites think should change in the open space system: larger words were mentioned more often during the engagement period.

Themes from the community

The following highlights the most prominent themes that emerged from the engagement period. These themes reflect elements that the community likes, changes they would like to see, and indicative quotes illustrating these points. The themes (in alphabetical order) are:

- Appreciation for Cochrane's natural setting
- Connectivity
- Increased signage and information
- Off Leash dog area
- Open space amenities
- Pathways
- Safety
- Variety of activities supported

Appreciation for Cochrane's natural setting

Whether the local topography, the Bow River or the views of the Rocky Mountains, Cochrane residents are appreciative of the natural setting of their town and efforts to build on this through the existing open space system. This seems to be something that is greatly valued and needs to be maintained in the future. That the open space system provides an opportunity to see native birds and wildlife is also highly valued.

Revealing quotes:

"Wonderful to have beauty and nature around us."

"Beautiful walk in nature, not far but still feels secluded."

"Views – mid ground prairies / foothills / mountain views."

"Beavers and wildlife. We can co-exist and they are part of the environment."

Many respondents expressed a desire to increase the amount of 'natural' open space in Cochrane. Suggestions included returning areas to their natural state through the removal of invasive species and the introduction of native plants and grasses, preserving and increasing wetlands, and ensuring that environmentally sensitive areas are protected.

Revealing quotes include:

"Prevent disturbance of natural and environmentally sensitive areas."

"Use native plans and grasses. Control invasive species."

"More in tree or wilderness area."

Connectivity

What's working

Numerous respondents valued the connectivity of the existing open space system – particularly the pathways. Many felt that the existing connectivity was a strong community asset and something that they appreciated about the community.

Revealing quotes from the question "What do you like most about Cochrane's parks, open spaces and pathways?":

"The ability to travel in Cochrane along the pathway to access shopping, the farmers market and recreation areas. "

"Access to all parts of community."

"Bridging communities with the pathway system."

What could be changed

While the connectivity of the open space system is appreciated, many felt that this should be improved over time. Community-specific connections were identified in both new and developing areas of town. Whether connections from one residential area to another, from major activity centres to each other or ensuring continuous bike connections from Cochrane to Calgary, there is an appetite to expand and further integrate the pathway system in the community.

Revealing quotes from the question: "What changes do you feel would most improve Cochrane's parks, open spaces and pathways?"

"It would be great to extend trails and pathways in Cochrane as much as possible…this would encourage people to get out and walk and maintain a healthy lifestyle."

"Improved pathways throughout town – more areas covered / linked."

Increased signage and information

A common theme that emerged was around increasing the signage and ability for information sharing in the open space system. There were three general categories of information that people were interested in:

1. Distance and way finding information. This was focused on helping open space users understand where they were and where they were going. Indicative quotes include:

> *"Mile markers along pathways."*
>
> *"Posted map boards."*
>
> *"There needs to be signage that lets people know that there is a pathway/park that will lead them to something."*

2. Natural and historical information. This was focused on providing users with greater knowledge on the local environment and the history of the area. Indicative quotes include:

> *"Post information about geology of area – paskapoo outcrops and glacial features, drumlins and sandstone."*
>
> *"More signage, educational posters about local wildlife/plant species."*
>
> *"Historic story boarding would be great to learn more about the community."*

3. User behavior/bylaw information. This was focused on providing users with an understanding of rules for the use of and/or behaviour in public open spaces. Indicative quotes include:

> *"More signage of usage. Trails need to be shared and all users must be respected."*
>
> *"Need clearer signs on who has the right of way in off leash area. Cyclists speeding thru this area with dogs and small children is dangerous."*

Off Leash dog area

The Off Leash dog area was the focus of a great deal of discussion during this phase of engagement. There are strong opinions on the area – both from dog owners and users of the area who do not have dogs. There currently appears to be significant levels of conflict between these two user groups that will need to be closely considered in the development of the Open Space Master Plan.

What's working

It is clear that the users of the off-leash areas – particularly the area adjacent to the Bow River at the south end of River Avenue – enjoy the space and use it frequently. The length, openness, and location of the existing off-leash area was highly valued, particularly the ability for dogs to access the river. Users of this area want to see it maintained and are concerned about the potential for a reduction in off-leash areas.

Indicative quotes include:

"My favourite thing is the off leash area, just wish there were more of them. Also sincerely hope the one we have is not diminished or destroyed."

"We love using the off leash dog park, we have met lots of great people and dogs and really enjoy walking along the river where the dogs can cool off and have a great run."

What could be changed

The off leash issue generates a few different areas of conflict that need to be considered. These areas of conflict include:

Conflict between users: The uncertain interaction between dogs, cyclist, joggers and pedestrians was raised a number of times throughout the process. Suggested solutions included segregation of these users, increased information provided within the open space system and increased bylaw enforcement. Indicative quotes include:

"More off-leash areas that are just for dogs and not runners and cyclists."

"Off-leash dogs spoil our walks. People should obey the rules."

"More signage at off-leash park to let other users know there will be dogs."

Impact of off leash area: Given the intensity of use at the River Avenue off-leash area, concern was expressed over the increase of waste and impact in this area. Indicative quotes include:

"Everyone should clean up after their dogs."

"Ask for volunteers for spring clean up and erosion control."

Numerous people advocated for more off-leash areas within the community, many indicating that alternative off-leash spaces might decrease the congestion at the riverside park and some of the aforementioned conflicts surrounding it.

Open space amenities

What's working

People appreciated the amenities currently available in Cochrane's open spaces and there was strong advocacy that these continue to be enhanced.

What could be changed

Desired enhanced amenities that were most frequently mentioned were:

- garbage bins
- garbage bag dispensers
- washrooms with year round access
- water fountains
- picnic tables and
- park benches / seating

Other amenities that were mentioned that would enhance the variety of activity options within Cochrane's open spaces include:

- Water / spray parks
- BBQ pits
- Sculpture gardens
- Community gardens
- Outdoor running track
- Outdoor exercise equipment

Pathways

What's working

The pathway system is seen as a major community asset. A number of people indicated that this had an impact on their decision to live in Cochrane. The pathways are also seen as a way to build community – many people commented on the socializing opportunities provided of the system. There are a number of other elements that Cochranites value about the pathways. These include:

- Variety of surfaces– paved, red shale, natural.
- Pathway system is scenic and beautiful.
- General feeling is that it is well maintained.
- Snow removal. This allows people to access the system year round.
- Extent of existing network.
- Pathways through 'natural areas', particularly connections to the river.
- That the pathways are multiuse

Revealing quotes from the question "What do you like most about Cochrane's parks, open spaces and pathways?":

"Trails are beautiful for biking and walking."

"We are blessed to have such a long and wonderful pathway system. We are the envy of many communities."

"Pathway system is unparalleled in variety and scenery, access to the river area is fantastic."

What could be changed

While the pathway system is well used and appreciated, there were some good ideas for its improvement. These include:

- Desire to have paved pathways throughout the system to allow for better year round maintenance and access, while maintaining a mixture of surfaces throughout the system.
- Integration of the pathways into new communities is important to people, as is improved connection throughout the community.
- A strong pathway connection between Cochrane and Glenbow Ranch Provincial Park is wanted.
- Desire for more designated bike trails, particularly mountain bike trails, and parallel to the off-leash area by the river.

Revealing quotes from the question: "What changes do you feel would most improve Cochrane's parks, open spaces and pathways?"

"It would be great to extend trails and pathways in Cochrane as much as possible…this would encourage people to get out and walk and maintain a healthy lifestyle."

"Improved pathways throughout town – more areas covered / linked."

Safety

What's working

There was a sense that the open space system felt safe to people – reflecting the small town atmosphere that Cochrane is known for.

What could be changed

While there is a feeling of safety, many felt that this could be enhanced in a number of ways:

- improved lighting
- improved patrolling of open space system
- improved information and controls (speed limits, bells) on cycling to avoid user conflict.

Variety of activities supported

What's working

The variety of Cochrane's open spaces, parks and pathways and the large number of activities that they support was highly valued. When asked "what recreation activities do you enjoy in Cochrane's parks, open spaces and pathways?" respondents identified 26 different activities. That many of Cochrane's open spaces, parks and pathways were in a natural state and allowed you to feel that you were removed from the urban environment was highly valued, particularly access to the river in a 'natural' way.

Landmarks within the open space system that were appreciated specifically by the community included:

- Cochrane Ranche
- Jumping Pound
- Mitford Pond & Park
- Off Leash Area
- Skateboard Park
- Spray Lakes Recreation Centre

What could be changed

People generally liked that the trails were multiuse, however there was a lot of feedback requesting separate bike trails/lanes, particularly more mountain bike trails. A separate paved trail that would bypass the riverside off leash area was also mentioned numerous times.

In addition, sporting groups such as soccer and slo-pitch would like to see facilities expanded to meet current and future demand. There was an expressed desire for multi-use facilities. Several respondents also mentioned maintaining and upgrading tennis facilities.

What We Heard Report Stage Three

The third stage of the public engagement initiatives was to solicit feedback on the Draft Cochrane Open Space Master Plan (COSMP) and on the Riverfront Park Concept Design. This stage took place from October 15 to November 15, 2012. During this period, the following engagement activities were held:

- Online survey
- Online mapping application
- The Cochrane Open Space Master Plan Facebook page
- A public open house

In total, approximately 100 citizens were involved in stage three of public engagement, providing over 200 comments.

1. What We Heard…

The following sections provide an overview of the engagement activities and a summary of the comments received during stage three of public engagement.

1.1 Engagement Activities Overview

Online Mapping + Open House Maps

The online mapping tool provided opportunities to the public to give spatial comments on the Open Space Concept Map. The Open Space Concept Map was also available at the open house to add spatial comments.

Survey Online + Open House Survey

The survey was divided in three main themes:

- Vision and principles
- Open space concept (pathways and trails, and open space development)
- Riverfront Park

The following general question was asked to solicit feedback in each theme:

"Do you agree with [theme]? Is there anything missing or anything you do not agree with?"

Facebook Page

The Facebook page was an additional way to connect to citizens and to keep them engaged throughout the process. Updates on the project status were posted and citizens were encouraged to leave comments regarding the Draft Plan on the page's wall. The Cochrane Open Space Master Plan Facebook page received a total of 65 "likes".

2. Summary of Comments

2.1.1 Elements to be Improved

The following highlights the most prominent themes and elements mentioned in stage three of public engagement:

- Boat launch and river access
- Mountain biking/running trails
- Off-leash dog areas
- Pathway connections
- Pathway and trail standards

The community expressed the need for the Final Open Space Concept Plan to address these issues to better serve community needs.

Word cloud of what Cochranites said about the Draft Cochrane Open Space Plan: larger words were mentioned more often during the engagement period.

Boat Launch and River Access

The need for a safe and accessible boat launch and river access was expressed many times throughout the engagement process. A few suggestions were made for the development of a boat launch, such as in major parks in South Ridge, east of Spray Lake Sawmills Family Sport Centre and west of West Pointe.

Revealing quotes:

"Yes a long term solution to river access that denies local businesses and individuals universal and fair access to the Bow River."

"Boat launch location that would enable boaters to go down river."

"Cochrane has the worst boat launch in Alberta. It is not only unsafe it [is] directly in the centre of town in a high speed current. If the town denies motor boat use or restricts the time it of use, it marginalizes the access in a already elitist area were the only people that can gain access to the river system are the rich land owners that deny the average person access to one of Alberta's pristine river system."

Mountain Biking/Running Trails

There were some concerns about the fact that the draft COSMP did not include enough considerations to mountain biking and running trails. Suggested locations by the public for additional trails include Cochrane Ranche Historic Site along the creek (north east) connecting to Big Hill Springs, Cochrane, Riversong escarpment and Area Agricultural Society Grounds and the proposed Big Hill Natural Environment Park.

Revealing quotes:

"Pretty good draft. Thank you. Please do more for bikers. My wife bikes on pathways almost every bikable day. Me and buddies have to drive far away to get good cardio summertime. We do not mind. It would be nice to have options in town for colder and wetter part of year."

"We are in need of mountain bike trails for intermediate level cyclists, trail runners and hikers! Natural trails (no gravel or shale), in the trees with natural technical features."

"Yes, I agree with the overall vision. Only thing missing - I would like to see mountain bike trails connecting Cochrane Ranch and Big Hill Springs. It would be such an asset for cyclists to have mountain bike style trails right from town - the terrain is perfect as it would allow a 'benched' style trail into the side hill which is a more sustainable type of trail."

Off-Leash Dog Areas

Comments on off-leash dog areas were divided between improvements to existing off-leash areas and suggestions for additional off-leash areas. Comments regarding the existing off-leash dog area located along the Bow River reinforced the need for a separated pathway to solve the conflicts between users. Suggested locations for off-leash areas included Sunset Ridge Natural Environment Park and section of Cochrane Ranche Historic Site.

Revealing quotes:

"Ensure separation between dog parks and pathways, disaster waiting to happen"

"As a dog owner, I think the off-leash area for dogs by Spray Lake is a concern for me. There are too many bike riders and joggers who ride far too fast – get angry when dogs cross their path. Feel they have the right of way. Also, little children unattended by adults are left walking alone and only to have a dog playing knock them down. I think there needs to be an area for dogs separate from riders, joggers, but still have access to the river."

"I hope an alternate route north of the campground for those wishing to avoid the dog park is pursued vigorously and is established ASAP. Some new dog parks should also be established sooner than later as well as pathway access from Riversong to the other side of the river using the old steel bridge."

"I'm very pleased to see the consideration of an off-leash here [Sunset Ridge]. Please make it a large area so that dogs, and their owners, are getting appropriate exercise. Thanks"

Pathway and Trail Standards

Some concerns were expressed on the pathway and trail standards, especially those which use asphalt paving.

Revealing quotes:

"I agree with the concept of linking all areas of Cochrane by trails. I recognize the appeal of asphalted trails, but feel very strongly that soft surface natural trails promote a closer sense of contact with nature. Paved trails should be linked to [one word illegible] areas (hills) and high volume, rapid transit areas."

"No asphalt on pathways" (Riverfront Park)

2.1.2 Comments on the COSMP

Comments made to the Draft COSMP were generally positive:

"I think a great deal of thought and planning has gone into this important process and I want to congratulate and applaud all those involved. I agree with the vision and principles."

"I am generally very impressed by the toughness and professionalism of the planning."

3. Looking Back at Stage One Public Engagement

The following word cloud was generated in stage one of the public engagement initiatives based on the desired changes to the current open space system:

Word cloud of what Cochranites think should change in the open space system: larger words were mentioned more often during the engagement period.

While off-leash dog areas was the focus of a large part of the discussion during stage one of public engagement, the off-leash dog issues were largely reduced during this stage of public engagement. The following word cloud generated for stage three public engagement illustrates that the discussion was more oriented towards the pathway and trail types, standards and connections, as well as river access and boat launch.

Word cloud of what Cochranites said about the Draft Cochrane Open Space Plan: larger words were mentioned more often during the engagement period.

Appendix B. Composite Value Level of Service Inventory Form and Results

Domain	Criteria	Criteria Definition	Park Typology	Pathway Typology	Scoring	Evaluation Descriptions
Component / Feature	Intended Purpose	An overall assessment and quantification of how well the component is able to deliver its intended function. If a component is used for multiple functions (e.g. soccer field also used for lacrosse), it is scored only once according to the dominant intended use.			0	The feature exists but is not useable (e.g. safety, obsolete, dysfunctional).
					1	Below Expectation - Amenity is substandard to providing the intended opportunity / function (e.g. size, age, furnishings, design, aesthetics, infrastructure etc.).
					2	Meets Expectation - Amenity provides for intended opportunity / function (e.g. sufficient size, accessible, moderate age, effective design, attractive, sufficient infrastructure & furnishings etc.).
					3	Exceeds Expectations - above standard / premium and exceeds the intended function (e.g. larger size than standards, new / modern furnishings etc.).
Condition Modifier	Condition	The "state of repair" of a component (e.g. maintenance, upkeep, safety).			0	The component has been closed to public access due to maintenance concerns.
					1	The component currently requires significant maintenance and upgrades.
					2	The component currently requires minor maintenance.
					3	Currently, the component is in excellent condition and only requires preventative maintenance.
	Location & Access	The location and the access of the component to the population it is intended to serve.			0	The component is located in a low density area, doesn't provide good access and is poorly connected. Low public use is probable.
					1	The component is located in a low density area, is accessible by a few transportation modes and is well connected.
					2	The component is located in a medium/high density area -or proximity to-, is accessible by many transportation modes and is well connected.
					3	The component is located in a medium/high density and commercial area - or proxity to-, is accessible by many transportation modes and is well connected. High public use is probable.
	Naturalness & Low Impact Design	The extent to which low impact designs and development practices have been incorporated into the construction and operations of the component.			0	The component integrates no low-impact design principles or natural elements or is only manicured.
					1	The component integrates few low-impact design principles or minimal natural elements or is mostly manicured.
					2	The component integrates low-impact design principles or effectively integrates natural elements or is partially manicured.
					3	The component integrates many low-impact design principles or effectively integrates natural elements or few/no manicured areas.
	Accessibility / Inclusivity (playability)	Evaluates the extent to which barriers exist for persons with mobility constraints - reducing the accessibility of the component.			0	The components design fails to consider the needs of visitors with disabilities.
					1	The component has many barriers to ensuring a fully accessible space.
					2	The component has few barriers to enabling a fully accessible space.
					3	The component is largely accessible and minimizes barriers to access.
Experience / Amenity Modifier	Comfort	The support amenities that are not the primary purpose for the visit but enhance visitor experience by addressing the comfort of the visitor (benches, washrooms, security lighting, shade etc).			0	The component does not provide any comfort amenities or they are in a state of disrepair.
					1	The component provides some comfort amenities but they do not fully serve the need of users of the component (e.g. poor location, inappropriate quantity or design, etc).
					2	The component provides comfort amenities that enhance the comfort of users.
					3	The component provides many comfort amenities that are optimally located and designed to enhance the comfort of the visitor.
	Convenience	The support amenities that are not the primary purpose for the visit but enhance visitor experience by improving convenience for the user (e.g. drinking fountains, BBQ grills, dog stations, bike parking, outdoor showers, bicycle cleaning station, connections to trails, park access, parking).			0	The component does not provide any convenience amenities or they are in a state of disrepair and unusable by the public.
					1	The component provides some convenience amenities but they do not fully serve the need of users of the component (e.g. poor location, inappropriate quantity or design etc).
					2	The component provides some conveneince amentities but they do not fully serve the need of users the component (e.g. poor location, inappropriate quantity or design etc).
					3	The component provides convenience amenities that enhance the comfort of users.
	Elements to Extend Use	Amenities that extend use of the component beyond day lights hours.			0	Elements to extend use of the component beyond day light hours are absent.
					1	Elements to extend use of the component beyond day light hours are present but may not be in optimally located or insufficient to meet users needs.
					2	Elements to extend use of the component beyond day light hours are present and meet basic needs for evening use.
					3	Elements to extend use of the component beyond day light hours exceed the intended function of the component.
	Design / Ambience	The quality of design of the component and the nature of the setting in which the component is situated (sense of place, attractive views, sense of safety).			0	The design and ambience is unattractive, a deterrent to users and feel unsafe.
					1	The design and ambience is attractive, but many design and safety issues are present.
					2	The design and ambience is attractive, only a few design and safety issues are present.
					3	The design and ambience is exceptional and create a sense of safety.

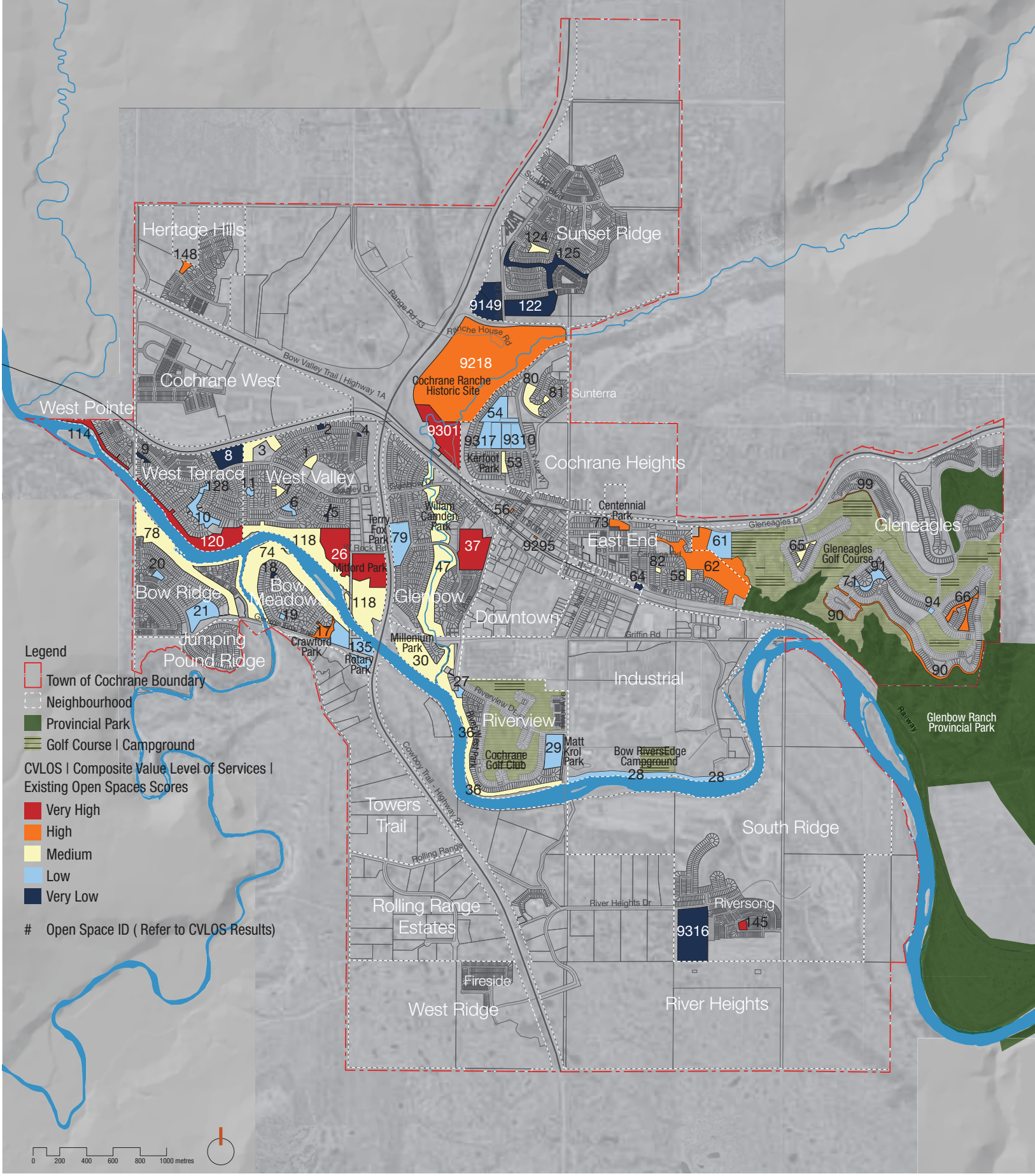
FIELD ASSESSMENT FORM

General		Park Name				Notes
		Typology				
		Neighbourhood				
Component		Soccer field	Spray pool	Outdoor rink	Pathway	Notes
		Baseball field	Track field	Tennis court	Trail	
		Football field	Skate park	Performance area		
		Playground	Boat launch	Basketball		
Condition		Vandalism	Lack of Maintenance			Notes
		Erosion	Disturbed Areas			
		Disrepair	Closed			
		Hazards				
Location		Access by lane/backyard	Bike route	Residential area		Notes
		Access by pathway/trail	On-street parking	Commercial/Industrial area		
		Access by street	Off-street parking	School ground / proximity		
		Bus transit route/bus stop	Barriers			
Naturalness		Manmade / no natural vegetation	LID Features:	Irrigation		Notes
		Manicure	Pervious paving			
		Manicure / Natural vegetation	Raingarden/bioswale			
		Natural Vegetation	Xeriscaping			
Accessibility						Notes
		Universal Parking	Universal access washroom			
		Accessible/paved pathway	Other universal access amenities			
		Universal access picnic table	No universal access			
Experience	Amenities	Benches	Lighting	Shower		Notes
		Drinking fountain	Signage / way finding	Bike rack		
		Washroom	Interpretive signage	Fire pit		
		Shelter	Trash bins	Bleachers		
		Picnic shelter	Recycle bins	Food cater		
		Picnic table	Pet waste disposal / distributor	Viewpoint		
		BBQs	Off-leash dog area			
		Group facility	Sitting area			
	Safety	Eyes on	Dark areas	Proximity to help		Notes
		Unsafe/ place to hide	Presence of undesirable users			
	Others	Noisy				Notes
		No shade areas				
		Degraded views				
		Attractive views				

Domain	Criteria	Criteria Definition	Park Typology	Pathway Typology	Scoring	Evaluation Descriptions
Component Significance Modifier	Neighbourhood Significance	Evaluate the component, from the perspective of a neighbourhood resident, based on the components proximity (walkability), facilitation of short and frequent visits, and degree of obtrusion to the neighbourhood (noise, light, traffic, etc).			0	The component is not significant to the neighbourhood.
					1	the component attracts users from the local neighbourhood for short visits. Nuisance issues for the community are obvious.
					2	the component attracts users from the local neighbourhood for short visits. The component may create some nuisance issues for neighbours.
					3	The component attracts users from the local negbourhood for short but frequent visits and is unobtrusive to surrounding neighbours.
	Community Significance	Evaluates the component, from the perspective of a residents in the Town / Community, based on the uniqueness of the component and its ability to attract visitors from throughout the community (e.g. capacity, facilities for community wide events, etc.)			0	The component is not significant to the community.
					1	The component may or may not be unique and attracts infrequent visits from users throughout the town.
					2	The component is somewhat unique in the community and attracts visits from users throughout the town.
					3	The component is unique in the community recreation system and attracts frequent visits from users throughout the town.
	Regional Significance	Evaluates the component, from the perspective of a residents outside the Town / Community, based on the uniqueness of the component and its ability to attract visitors from throughout the community (e.g. capacity, facilities for community wide events, etc.).			0	The component is not significant to the region.
					1	The component may or may not be unique and attracts infrequent visits from users beyond the community.
					2	The component is somewhat unique in the region recreation system and attracts visits from users beyond the community.
					3	The component is unique in the region recreation system and attracts frequent visits from users beyond the community.
Capacity Modifier	Capacity	The ability for the component to accommodate a range of visitation intensities while satisfactorily serving its intended function and avoiding over-crowding.			0	Closed - abandoned - decomissioned.
					1	Component has the ability to accommodate a limited number of visitors at one time while still serving its intended function. Crowding may become a concern.
					2	Component has the ability to accommodate moderate number of visitors at one time while still serving its intended function. Crowding concerns are unlikely.
					3	Component has the ability to accommodate high levels of use while still serving its intended function. Crowding is unlikely to be a concern.
Ownership	Public	The element is owned by the local government and the public has the control to access the element without permission, but in accordance with local bylaws.			0 % weighted score reduction	Community has access and control over access.
	School / Other Purpose	The element may be owned by a public agency, but the public does not have access or control over access to the element.			50% weighted score reduction	Community does not have access and control over access.
	Private	The element is owned by a private entity and the public requires the permission of the owner, and may be required to pay for admission, to access the element.			50% weighted score reduction	Community does not have access and control over access.

FIELD ASSESSMENT FORM

General		Park Name Typology Neighbourhood	Notes
Significance	Impacts on surrounding neigh.	Traffic Parking issues Noise Excessive lighting	Notes
	Attractability	Neighbourhood Community/Town Regional and Beyond	Notes
Capacity			Notes
Ownership			Notes



Composite Value Level of Service

[Existing Open Space Scores]

Cochrane Open Space Master Plan

cochrane
HOW THE WEST IS NOW

Composite Value Level of Service Results

The ID is shown on the map - Composite Value Level of Service [Existing Open Space Scores]

ID	Park	Category	Criteria	ValueField
1	**Samuel Spicer Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: West Valley* *Ownership: Municipal*	**Park Size**	Area (m2)	6103.2
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	55
			Notes	Opportunities to add benches under shade.
2	**West McDougal** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: West Valley* *Ownership: Municipal*	**Park Size**	Area (m2)	2028
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Signage / way finding	Yes
			Trash bins	Yes
		Location & Access	Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	2
			Regional Significance	0
		CVLOS	Score	39
			Notes	Opportunities to add benches under trees for shade. Few playground elements exist. Opportunities to develop natural playscape.

3	**MR**			
	School			
	Neighbourhood: West Valley			
	Ownership: Municipal	**Park Size**	Area (m2)	22239.7
		Amenities	Benches	Yes
			Bike rack	Yes
			Trash bins	Yes
		General		
		Location & Access	Off-street parking	Yes
			On-street parking	Yes
			Residential area	Yes
			School ground / proximity	Yes
		Naturalness	Manicure	Yes
		Components	Baseball field	1
			Basketball court	1
			Playground	1
			Soccer field	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	3
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	61
			Notes	School grounds that includes an outdoor classroom
4	**East McDougal**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: West Valley			
	Ownership: Municipal	**Park Size**	Area (m2)	633.9
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	2
			Regional Significance	0
		CVLOS	Score	39
			Notes	Few playground elements exist. Opportunities to add playground or natural playscape.

5	**West Valley Walkway** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: West Valley* *Ownership: Municipal*	**Park Size**	Area (m2)	1733
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	1
			Regional Significance	0
		CVLOS	Score	36
			Notes	Opportunities to add swing for 5-12 year olds and bench along pathway.
6	**Henry Whitfield Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: West Valley* *Ownership: Municipal*	**Park Size**	Area (m2)	4656.8
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
		Condition	Disturbed Areas	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	2
			Comfort	1
			Community Significance	0
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	48
			Notes	New turf needed in reclaimed area. Add bench under shade.

7	**Whittle Park**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: West Valley			
	Ownership: Municipal	**Park Size**	Area (m2)	4672.3
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	2
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	55
			Notes	Add bench under shade.
8	**MR**			
	Neighbourhood Park			
	Neighbourhood: West Terrace			
	Ownership: Municipal	**Park Size**	Area (m2)	30151.7
		Amenities	Bleachers	Yes
			Signage / way finding	Yes
			Trash bins	Yes
			Notes	Community board
		Condition	Disturbed Areas	Yes
		Externalities	No shade areas	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
			Off-street parking	Yes
			On-street parking	Yes
			School ground / proximity	Yes
		Naturalness	Manicure	Yes
		Components	Soccer field	2
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	0
			Community Significance	1
			Condition	2
			Convenience	1
			Design / Ambience	0
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	0
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	32
			Notes	Future school site.

9	**West Terrace Playground** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: West Terrace* *Ownership: Municipal*	**Park Size**	Area (m2)	2704.3
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	2
			Comfort	0
			Community Significance	0
			Condition	2
			Convenience	1
			Design / Ambience	0
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	33
			Notes	Plant trees for shade adjacent to playground. Pave pathway to access playground. Opportunities to add more benches, swings and to develop a natural playscape.
10	**ER** *Greenways / Linear Park* *Neighbourhood: West Terrace* *Ownership: Municipal*	**Park Size**	Area (m2)	21933.7
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Pet waste disposal / distributor	Yes
		Condition	Notes	Informal trails - erosion
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	0
			Community Significance	1
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	46
			Notes	Opportunities to add benches along pathway where there is a view on the river.

11	**West Hall** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: West Valley* *Ownership: Municipal*	**Park Size**	Area (m2)	2666.9
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Signage / way finding	Yes
			Trash bins	Yes
		Externalities	No shade areas	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
			Notes	Few playground elements and low quality
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	1
			Community Significance	0
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	1
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	45
			Notes	Add playground module for 5-12 year olds or develop natural playscape. Add bench under shade.
17	**Crawford Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: Bow Meadows* *Ownership: Municipal*	**Park Size**	Area (m2)	12179.7
		Amenities	Benches	Yes
			Picnic table	Yes
			Trash bins	Yes
		Externalities	Attractive views	Yes
			No shade areas	Yes
			Noisy	Yes
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			On-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Basketball court	1
			Playground	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	1
			Condition	3
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	3
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	65
			Notes	Pave pathway to playground.

18	**Bow Meadows Place**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Bow Meadows			
	Ownership: Municipal	**Park Size**	Area (m2)	1600
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Picnic table	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	2
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	0
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	2
			Regional Significance	0
		CVLOS	Score	42
			Notes	Add bench under shade.
19	**Meadows Court**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Bow Meadows			
	Ownership: Municipal	**Park Size**	Area (m2)	1537.5
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
			Unsafe / places to hide	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	2
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	52

20	**Clarence Copithorne** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: Bow Ridge* *Ownership: Municipal*	**Park Size**	Area (m2)	3706.2
		Amenities	Seating Area	Yes
			Signage / way finding	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	2
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	52
			Notes	Pave pathway to playground and add one bench.
21	**MR** *Neighbourhood Park* *Neighbourhood: Bow Ridge* *Ownership: Municipal*	**Park Size**	Area (m2)	32764.7
		Amenities	Benches	Yes
			Bleachers	Yes
		Condition	Notes	Fence in need of repair
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			Commercial/Industrial area	Yes
			Off-street parking	Yes
			On-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Baseball field	1
			Soccer field	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	1
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	50
			Notes	Plant trees to provide shade. Pave pathway to contour gravel parking lot. Repair fence.

26	**Mitford Park**			
	Greenways / Linear Park			
	Neighbourhood: West Valley			
	Ownership: Municipal	**Park Size**	Area (m2)	78717.8
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
		Externalities	Attractive views	Yes
			Noisy	Yes
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
		Naturalness	Manicure / Natural vegetation	Yes
			Natural Vegetation	Yes
		Components	Pathway	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	3
			Condition	1
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	3
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	2
			Regional Significance	2
		CVLOS	Score	59
			Notes	Plant trees to provide a shaded area on the side of the rectangular field (east side). Add benches by the washroom along the escarpment for the view.
27	**Riverview West PG**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Riverview			
	Ownership: Municipal	**Park Size**	Area (m2)	3878
		Amenities	Benches	Yes
			Trash bins	Yes
			Notes	Opportunities for viewpoint on river
		Condition	Erosion	Yes
			Notes	Presence of informal trail and erosion
		Externalities	Attractive views	Yes
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			On-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	1
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	53
			Notes	Formalize or restore informal trail. Pave pathway to connect sidewalk, to playground, to river pathway.

28	**ER** *Greenways / Linear Park* *Neighbourhood: Industrial* *Ownership: Municipal*	**Park Size**	Area (m2)	46507.3
		Amenities	Benches	Yes
			Off-leash dog area	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Condition	Disturbed Areas	Yes
		Externalities	Attractive views	Yes
		General	Notes	Off-leash dog park - river bank erosion, poor turf quality and compacted soil
		Location & Access	Access by pathway/trail	Yes
			Commercial/Industrial area	Yes
			Off-street parking	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	1
			Comfort	2
			Community Significance	3
			Condition	1
			Convenience	2
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	2
			Regional Significance	1
		CVLOS	Score	51
			Notes	Explore opportunities to develop regional pathway to contour off-leash dog area. Explore opportunities to develop a designated water access for dogs. Restore eroded areas.
29	**Matt Krol Park** *Neighbourhood Park* *Neighbourhood: Riverview* *Ownership: Municipal*	**Park Size**	Area (m2)	32705
		Amenities	Benches	Yes
			Bleachers	Yes
			Trash bins	Yes
			Notes	Only 1 bench for playground
		Condition	Disturbed Areas	Yes
			Notes	some disturbed turf areas
		Externalities	Attractive views	Yes
		Location & Access	Access by street	Yes
			Off-street parking	Yes
			On-street parking	Yes
			Residential area	Yes
			School ground / proximity	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Baseball field	2
			Playground	1
			Soccer field	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	2
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	3
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	48
			Notes	Add one bench. Pave pathway from sidewalk to playground.

30	**Millenium Park** *Greenways / Linear Park* *Neighbourhood: Riverview* *Ownership: Municipal*	**Park Size**	Area (m2)	67489.4
		Accessibility	Accessible/paved pathway	Yes
			Notes	Some paved pathway but gravel parking lot
		Amenities	Benches	Yes
			Signage / way finding	Yes
			Trash bins	Yes
			Notes	Community board
		Condition	Disturbed Areas	Yes
			Erosion	Yes
			Notes	Minor repairs on bridge under Griffin Rd
		Externalities	Attractive views	Yes
			Noisy	Yes
			Notes	Noisy - close to highway 22
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Off-street parking	Yes
			Residential area	Yes
		Naturalness	Natural Vegetation	Yes
			Notes	Presence of non-native species
		Components	Boat launch	1
			Pathway	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	3
			Condition	1
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	3
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	2
			Regional Significance	2
		CVLOS	Score	59
			Notes	See Riverfront Park Concept Design for proposed improvements.
36	**Riverview West** *Greenways / Linear Park* *Neighbourhood: Riverview* *Ownership: Municipal*	**Park Size**	Area (m2)	74739.8
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
		Components	Pathway	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	2
			Condition	2
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	1
		CVLOS	Score	59

37	**Cochrane Lion's Rodeo Grounds**			
	Neighbourhood Park	**Park Size**	Area (m2)	61956.5
	Neighbourhood: Glenbow	**Accessibility**	Universal Parking	Yes
	Ownership: Municipal	**Amenities**	Benches	Yes
			Bleachers	Yes
			Trash bins	Yes
		Condition	Disturbed Areas	Yes
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			Commercial/Industrial area	Yes
			Off-street parking	Yes
			On-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Baseball field	2
			Trail	1
			Notes	Rodeo Grounds - Horseshoe Pits - Leisure Pool - Curling
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	2
			Community Significance	3
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	2
			Intended Purpose	3
			Location	3
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	2
		CVLOS	Score	68
			Notes	Develop concept plan to better accommodate Rodeo Grounds
47	**William Camden Park**			
	Greenways / Linear Park	**Park Size**	Area (m2)	139329.9
	Neighbourhood: Glenbow	**Amenities**	Benches	Yes
	Ownership: Municipal		Pet waste disposal / distributor	Yes
			Trash bins	Yes
			Notes	No bench for tennis court
		Condition	Disturbed Areas	Yes
			Erosion	Yes
			Notes	Some trail erosion - minor maintenance on bridge required
		Externalities	Noisy	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
			Notes	Natural buffer along creek to be increased.
		Components	Pathway	1
			Playground	1
			Tennis court	2
			Trail	1
			Notes	Bird nesting structure
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	3
			Location	2
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	59
			Notes	Add two benches in tennis court. Reduce mowing areas. Repair eroded areas.

53	**Kerfoot Park**			
	Sub-Neighbourhood / Pocket Park	**Park Size**	Area (m2)	5974.8
	Neighbourhood: Cochrane Heights	**Amenities**	Benches	Yes
	Ownership: Municipal		Picnic table	Yes
			Signage / way finding	Yes
		Condition	Disrepair	Yes
			Notes	2 benches in need of repair
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	1
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	56
			Notes	Repair benches. Explore interest for park facilities such as playground and/or community gardens.
54	**Elizabeth Barett Elementary School**			
	School	**Park Size**	Area (m2)	28990.2
	Neighbourhood: Cochrane Heights	**Amenities**	Benches	Yes
	Ownership: Municipal		Trash bins	Yes
		Condition	Disturbed Areas	Yes
			Notes	Turf maintenance required
		General	Notes	School Ground
		Location & Access	Access by street	Yes
			Off-street parking	Yes
			Residential area	Yes
			School ground / proximity	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Football field	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	1
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	50

56	**MR**			
	Special Use Park			
	Neighbourhood: Downtown			
	Ownership: Municipal	**Park Size**	Area (m2)	531.5
		Accessibility	Accessible/paved pathway	Yes
			Universal Parking	Yes
		Amenities	Interpretive signage	Yes
			Trash bins	Yes
		General	Notes	Memorial
		Location & Access	Access by street	Yes
			Off-street parking	Yes
		Naturalness	Manicure	Yes
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	2
			Comfort	2
			Community Significance	3
			Condition	3
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	1
			Intended Purpose	2
			Location	3
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	2
			Regional Significance	1
		CVLOS	Score	66
			Notes	Opportunities to add two benches
58	**Dewey Blaney Park**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: East End			
	Ownership: Municipal	**Park Size**	Area (m2)	3456.8
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			On-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	1
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	56
			Notes	Opportunities to reduce mowing areas. Pave pathway to playground and add one bench. Add one bench oriented toward the escarpment.

61	**MR**			
	Neighbourhood Park			
	Neighbourhood: Gleneagles			
	Ownership: Municipal	**Park Size**	Area (m2)	31088.2
		Amenities	Bleachers	Yes
			Trash bins	Yes
			Notes	No benches for sport field or along pathway
		Condition	Disrepair	Yes
			Notes	Fence in need of repair
		Externalities	Attractive views	Yes
		Location & Access	Access by pathway/trail	Yes
			Off-street parking	Yes
		Naturalness	Manicure	Yes
		Components	Baseball field	1
			Pathway	1
			Soccer field	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	2
			Regional Significance	0
		CVLOS	Score	50
			Notes	Add one or two benches along escarpment for view and a few trees.
62	**Caroline Godfrey Park**			
	Natural Environment Park			
	Neighbourhood: East End			
	Ownership: Municipal	**Park Size**	Area (m2)	96427.2
		Amenities	Benches	Yes
			Signage / way finding	Yes
			Trash bins	Yes
			Notes	No designated trails or pathways, no benches
		Condition	Notes	Presence of informal trails
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Natural Vegetation	Yes
		Components	Pathway	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	0
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	1
			Location	2
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	3
			Regional Significance	2
		CVLOS	Score	62
			Notes	Develop a trail system and add a few benches.

64	**Quigley Park** *Special Use Park* *Neighbourhood: East End* *Ownership: Municipal*	**Park Size**	Area (m2)	2872.7
		Amenities	Benches	Yes
			Signage / way finding	Yes
			Trash bins	Yes
			Notes	No benches in tennis court
		Condition	Disturbed Areas	Yes
			Notes	Disturbed turf areas
		General	Notes	Tennis Park
		Location & Access	Access by street	Yes
			On-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Tennis court	2
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	1
			Comfort	2
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	2
			Regional Significance	0
		CVLOS	Score	40
			Notes	Add two benches in tennis court.
65	**Wearmouth Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: Gleneagles* *Ownership: Municipal*	**Park Size**	Area (m2)	6757.1
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Signage / way finding	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	55

66	**Murphy Brothers Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: Gleneagles* *Ownership: Municipal*	**Park Size**	Area (m2)	14844.1
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
			Notes	Highly landscaped - grass swale
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	64
73	**Centenial Park - McNamee Park** *Neighbourhood Park* *Neighbourhood: East End* *Ownership: Municipal*	**Park Size**	Area (m2)	8345.8
		Amenities	Benches	Yes
			Lighting	Yes
			Signage / way finding	Yes
			Trash bins	Yes
		Condition	Disrepair	Yes
			Notes	Building in need of repair.
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
			Off-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Outdoor rink	1
			Playground	1
			Notes	Fitness stations
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	2
			Comfort	2
			Community Significance	2
			Condition	1
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	2
			Intended Purpose	3
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	65
			Notes	Repair building. Plant trees adjacent to playground and add one bench. Opportunities to add basket ball nets at the rink.

74	**ER**			
	Greenways / Linear Park			
	Neighbourhood: Bow Meadows			
	Ownership: Municipal	**Park Size**	Area (m2)	119752.3
		Amenities	Benches	Yes
			Interpretive signage	Yes
			Pet waste disposal / distributor	Yes
			Picnic table	Yes
			Signage / way finding	Yes
		Condition	Disturbed Areas	Yes
			Erosion	Yes
			Notes	Some erosion along river and informal trails
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	1
		CVLOS	Score	57
			Notes	Restore eroded areas.
78	**ER**			
	Greenways / Linear Park			
	Neighbourhood: Bow Ridge			
	Ownership: Municipal	**Park Size**	Area (m2)	125121.6
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
			Notes	
		Condition	Notes	Trees along pathway in need of pruning for safety
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Natural Vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Trail	1
			Notes	Informal trail connecting to pathway along river to be formalized
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	3
			Comfort	1
			Community Significance	1
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	59
			Notes	Bench to relocate at viewpoint and opportunity to clear some views to river. Formalize trail connecting river pathway to escarpment pathway.

79	**Terry Fox Memorial Park**			
	School			
	Neighbourhood: Glenbow			
	Ownership: Municipal	**Park Size**	Area (m2)	38933.9
		Amenities	Benches	Yes
			Bike rack	Yes
			Bleachers	Yes
			Signage / way finding	Yes
			Trash bins	Yes
		Condition	Disturbed Areas	Yes
			Notes	Some disturbed turf areas
		General	Notes	Glenbow Elementary School - Boys and Girls Club
		Location & Access	Access by street	Yes
			Off-street parking	Yes
			On-street parking	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Baseball field	2
			Playground	1
			Soccer field	1
			Notes	Rock garden and outdoor class
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	1
			Convenience	2
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	53
80	**ER**			
	Greenways / Linear Park			
	Neighbourhood: Cochrane Heights			
	Ownership: Municipal	**Park Size**	Area (m2)	17312.3
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
			Notes	Boulders to sit
			Viewpoint	Yes
		Location & Access	Access by pathway/trail	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	3
			Comfort	2
			Community Significance	0
			Condition	1
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	3
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	57

81	**C.W. Fisher Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: Cochrane Heights* *Ownership: Municipal*	**Park Size**	Area (m2)	1852.4
		Amenities	Benches	Yes
			Signage / way finding	Yes
			Trash bins	Yes
			Notes	Boulders to sit
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Off-street parking	Yes
			Residential area	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	3
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	61
82	**Carolina Crescent Park** *Sub-Neighbourhood / Pocket Park* *Neighbourhood: East End* *Ownership: Municipal*	**Park Size**	Area (m2)	1552.1
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	55
			Notes	Add one bench under shade area adjacent to playground.

90	**MR**			
	Greenways / Linear Park			
	Neighbourhood: Gleneagles			
	Ownership: Municipal	**Park Size**	Area (m2)	28757.8
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	2
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	2
		CVLOS	Score	65
			Notes	Add benches along pathway.
91	**Fenton Park**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Gleneagles			
	Ownership: Municipal	**Park Size**	Area (m2)	12444.4
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
			Notes	Grass swale
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	2
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	52

94	**View Park**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Gleneagles			
	Ownership: Municipal	**Park Size**	Area (m2)	1546.1
		Amenities	Benches	Yes
			Seating Area	Yes
			Trash bins	Yes
			Viewpoint	Yes
		General	Notes	
		Location & Access	Residential area	Yes
		Safety	Eyes on	Yes
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	52
99	**MR**			
	Greenways / Linear Park			
	Neighbourhood: Gleneagles			
	Ownership: Municipal	**Park Size**	Area (m2)	4187.1
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
		General	Notes	Along privated development
		Location & Access	Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	2
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	2
		CVLOS	Score	65

114	**MR**			
	Greenways / Linear Park			
	Neighbourhood: West Pointe			
	Ownership: Municipal	**Park Size**	Area (m2)	16084.5
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Notes	Boulders to sit
		Externalities	Attractive views	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	3
			Comfort	1
			Community Significance	3
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	3
			Location	1
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	3
			Regional Significance	1
		CVLOS	Score	68
			Notes	Add benches along pathway.
120	**ER**			
	Greenways / Linear Park			
	Neighbourhood: West Valley			
	Ownership: Municipal	**Park Size**	Area (m2)	88338
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
			Notes	Only few benches along pathway
		Condition	Erosion	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Components	Pathway	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	1
			Comfort	1
			Community Significance	3
			Condition	2
			Convenience	1
			Design / Ambience	0
			Elements to Extend Use	1
			Intended Purpose	3
			Location	1
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	2
			Regional Significance	3
		CVLOS	Score	60
			Notes	Add benches along pathway

122	**ER**			
	Natural Environment Park			
	Neighbourhood: Sunset Ridge			
	Ownership: Municipal	**Park Size**	Area (m2)	50040.5
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Pet waste disposal / distributor	Yes
			Trash bins	Yes
			Notes	Potential for benches
		General	Notes	Stormwater pond
		Location & Access	Access by pathway/trail	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	1
			Comfort	0
			Community Significance	0
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	41
			Notes	Add two benches along pathway.
124	**Sunset Playground**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Sunset Ridge			
	Ownership: Municipal	**Park Size**	Area (m2)	6503.9
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Trash bins	Yes
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	0
			Design / Ambience	2
			Elements to Extend Use	2
			Intended Purpose	3
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	60
			Notes	Add one bench under shade area.

125	**MR**			
	Greenways / Linear Park			
	Neighbourhood: Sunset Ridge			
	Ownership: Municipal	**Park Size**	Area (m2)	30269.1
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Pet waste disposal / distributor	Yes
			Trash bins	Yes
			Notes	Potetial for benches
		Condition	Disturbed Areas	Yes
			Notes	Drainage problem (culvert blocked) and informal trails
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Proximity to help	Yes
		Components	Pathway	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	2
			Comfort	0
			Community Significance	0
			Condition	1
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	38
			Notes	Add one bench along pathway.
128	**West Terrace**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: West Terrace			
	Ownership: Municipal	**Park Size**	Area (m2)	3497.5
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Trash bins	Yes
			Notes	Possibility of adding benches along pathway
		Condition	Disrepair	Yes
			Notes	Bench in need of repair
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	2
			Comfort	1
			Community Significance	0
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	48
			Notes	Fix bench.

135	**Rotary Park**			
	Neighbourhood Park			
	Neighbourhood: Bow Meadows			
	Ownership: Municipal	**Park Size**	Area (m2)	45429.3
		Accessibility	No universal access	Yes
		Amenities	Benches	Yes
			Bleachers	Yes
			Picnic table	Yes
			Trash bins	Yes
		Externalities	Attractive views	Yes
			Degraded views	Yes
			Noisy	Yes
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			Off-street parking	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Soccer field	2
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	50
			Notes	Add benches under shaded areas.
145	**MR**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Riversong			
	Ownership: Municipal	**Park Size**	Area (m2)	4055.6
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Pet waste disposal / distributor	Yes
			Picnic table	Yes
			Trash bins	Yes
		Condition	Notes	New park
		Location & Access	Access by street	Yes
			Residential area	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	3
			Comfort	3
			Community Significance	0
			Condition	3
			Convenience	3
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	3
			Location	1
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	79

148	**MR**			
	Sub-Neighbourhood / Pocket Park			
	Neighbourhood: Heritage Hills			
	Ownership: Municipal	**Park Size**	Area (m2)	4624.4
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Picnic table	Yes
			Trash bins	Yes
		Condition	Notes	New
		General	Notes	Private Property Sign
		Location & Access	Access by lane/backyard	Yes
			Access by pathway/trail	Yes
			Access by street	Yes
		Naturalness	Manicure	Yes
		Safety	Eyes on	Yes
			Proximity to help	Yes
		Components	Pathway	1
			Playground	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	3
			Comfort	1
			Community Significance	0
			Condition	3
			Convenience	1
			Design / Ambience	3
			Elements to Extend Use	0
			Intended Purpose	3
			Location	1
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	64
9149	**St. Timothy Jr./Sr. High School**			
	School			
	Neighbourhood: Sunset Ridge			
	Ownership: Municipal	**Park Size**	Area (m2)	32075.8
		Amenities	Notes	No benches
		Externalities	No shade areas	Yes
		General	Notes	School Ground
		Location & Access	Off-street parking	Yes
			School ground / proximity	Yes
		Naturalness	Manicure	Yes
			Notes	No vegetation - no trees
		Components	Football field	1
			Soccer field	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	2
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	43

9218	**Cochrane Ranche** *Natural Environment Park* *Neighbourhood:* *Ownership: Municipal*	**Park Size**	Area (m2)	474856.3
		Amenities	Pet waste disposal / distributor	Yes
			Trash bins	Yes
		Condition	Erosion	Yes
			Notes	Trail erosion - informal trail
		Location & Access	Access by pathway/trail	Yes
			Access by street	Yes
			Off-street parking	Yes
		Naturalness	Natural Vegetation	Yes
		Components	Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	0
			Community Significance	3
			Condition	2
			Convenience	1
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	3
			Neighbourhood Significance	3
			Regional Significance	3
		CVLOS	Score	67
			Notes	Restore or formalize informal trails. Opportunities to develop nature trails.
9295	**Cochrane Centennial Plaza** *Urban Plazas and Squares* *Neighbourhood: Downtown* *Ownership: Municipal*	**Park Size**	Area (m2)	351.7
		Accessibility	Accessible/paved pathway	Yes
		Amenities	Benches	Yes
			Bike rack	Yes
			Interpretive signage	Yes
			Trash bins	Yes
			Notes	Public art
		Location & Access	Access by street	Yes
			Commercial/Industrial area	Yes
		Naturalness	Manmade / no natural vegetation	Yes
		Safety	Eyes on	Yes
		Components	Performance area	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	2
			Capacity	2
			Comfort	1
			Community Significance	2
			Condition	2
			Convenience	2
			Design / Ambience	2
			Elements to Extend Use	2
			Intended Purpose	2
			Location	3
			Naturalness & Low Impact Design	0
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	61

9301	**Cochrane Ranche Historic Site** *Special Use Park* *Neighbourhood:* *Ownership: Municipal*	**Park Size**	Area (m2)	72010.9
		Amenities	Drinking fountain	Yes
			Fire pit	Yes
			Interpretive signage	Yes
			Pet waste disposal / distributor	Yes
			Picnic table	Yes
			Signage / way finding	Yes
			Trash bins	Yes
			Notes	Farmer's Market - Heritage Building - Club House
			Washroom	Yes
		Condition	Disturbed Areas	Yes
		Location & Access	Access by pathway/trail	Yes
			Off-street parking	Yes
		Naturalness	Manicure / Natural vegetation	Yes
		Components	Performance area	1
			Trail	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	3
			Comfort	2
			Community Significance	3
			Condition	2
			Convenience	3
			Design / Ambience	2
			Elements to Extend Use	0
			Intended Purpose	3
			Location	2
			Naturalness & Low Impact Design	2
			Neighbourhood Significance	2
			Regional Significance	3
		CVLOS	Score	69
			Notes	Pave regional pathway and develop section to contour gravel parking lot.
9310	**Cochrane High School** *School* *Neighbourhood: Cochrane Heights* *Ownership: School Board*	**Park Size**	Area (m2)	31394
		Amenities	Bleachers	Yes
			Seating Area	Yes
			Trash bins	Yes
			Notes	Announcer Booth
		Components	Basketball court	1
			Football field	1
			Tennis court	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	2
			Comfort	1
			Community Significance	3
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	51

9316	**Bow Valley High School**			
	School			
	Neighbourhood: Riversong			
	Ownership: School Board	**Park Size**	Area (m2)	89643
		Scoring Criteria	Accessibility / Inclusivity (playability)	1
			Capacity	2
			Comfort	0
			Community Significance	1
			Condition	3
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	1
			Location	1
			Naturalness & Low Impact Design	0
			Neighbourhood Significance	2
			Regional Significance	0
		CVLOS	Score	37
9317	**Cochrane High School**			
	School			
	Neighbourhood: Cochrane Heights			
	Ownership: Municipal	**Park Size**	Area (m2)	15422.6
		Amenities	Bleachers	Yes
			Seating Area	Yes
			Trash bins	Yes
			Notes	Announcer Booth
		Components	Basketball court	1
			Football field	1
			Tennis court	1
		Scoring Criteria	Accessibility / Inclusivity (playability)	0
			Capacity	2
			Comfort	1
			Community Significance	3
			Condition	2
			Convenience	1
			Design / Ambience	1
			Elements to Extend Use	0
			Intended Purpose	2
			Location	2
			Naturalness & Low Impact Design	1
			Neighbourhood Significance	3
			Regional Significance	0
		CVLOS	Score	51

Appendix C. %of Open Space in Established and Future Neighbourhoods

	ER (ha)	MR or Park (ha)	School Ground (ha)	Total Parks (ha)	Area (ha)	% Parks
Established Neighbourhoods						
Bow Meadows	12.0	6.1		18.0	40.5	44.6
Bow Ridge	13.3	3.7	9.2	26.2	53.6	48.8
Cochrane Heights	6.5	6.2		12.6	119.4	10.6
Downtown (north of railway)	0.0	0.1		0.1	30.4	0.5
East End	9.1	3.2	1.7	14.0	64.1	21.8
Gleneagles	4.4	13.6		18.0	270.6	6.7
Glenbow	5.6	18.3		24.0	84.8	28.2
Heritage Hill Stage 1	3.4	1.2		4.6	38.1	12.1
Industrial	1.8	4.4		12.8	208.8	6.1
Jumping Pound Ridge Stage 1	1.1	1.3		2.3	17.2	13.6
Riverview	7.7	10.2		17.9	82.4	21.7
Rolling Range Estates	0.0	0.0		0.0	82.6	0.0
Tower Trail	0.0	0.0		0.0	73.5	0.0
West Pointe	1.1	0.1		1.2	10.3	11.6
West Terrace	8.9	3.6		12.5	48.7	25.7
West Valley	27.0	4.9		31.9	110.1	29.0
TOTAL OPEN SPACE IN ESTABLISHED NEIGHBOURHOODS	**101.9**	**76.7**	**10.9**	**189.5**	**1335.1**	**14.2**
Other Open Spaces						
Cochrane Ranche				54.9		
Cemeteries (within Town boundary)				1.6		
TOTAL OTHER OPEN SPACES				**56.5**		
TOTAL OPEN SPACE				**246.0**	**3103.0**	**7.9**
Future Neigbourhoods						
Riversong ASP	49.2	9.4		58.6	140.2	41.8
Sunset Ridge ASP	38.4	21.3		59.7	281.4	21.2
Cochrane West ASP	0.0	11.6		11.6	103.6	11.2
West Ridge ASP	0.0	19.7		19.7	114.0	17.3
River Heights ASP	88.0	27.6		115.6	414.0	27.9
Jumping Pound Stage 2						
Heritage Hill Stage 2						
TOTAL OPEN SPACE IN FUTURE NEIGHBOURHOODS	**175.6**	**89.6**	**0.0**	**265.2**	**1053.2**	**25.2**
Areas to be Redeveloped						
Downtown (south of railway)					76.0	0.0
Industrial					208.8	0.0
South Ridge Gravel Extraction Area					155.5	0.0
TOTAL OPEN SPACE IN ESTABLISHED + FUTURE NEIGHBOURHOODS	**277.5**	**166.3**	**10.9**	**511.2**	**3103.0**	**16.5**

Proposed Open Spaces**						
Big Hill Natural Environment Park	45.2			45.2		
Major Park Riverfront Park Option 2				9.1		
South Ridge Gravel Extraction Area				79.0		
Athletic Park		20.0		20.0		
River Heights riverfront park (Girl Guide Camp)		16.0		16.0		
Jumping Pound Stage 2 (anticipated)	2.3			2.3		
Heritage Hill Stage 2 (anticipated)	11.0			11.0		
TOTAL PROPOSED OPEN SPACES				**182.6**		

TOTAL OPEN SPACE IN ESTABLISHED + FUTURE NEIGHBOURHOODS + PROPOSED OPEN SPACE				**693.8**	**3103.0**	**22.4**

Alternative Providers						
Glenbow Ranch Provincial Park				52.0		
Golf Courses				110.0		
Private Park				0.4		
Campground				5.0		
TOTAL ALTERNATIVE PROVIDERS				**167.4**	**3103.0**	**5.4**

TOTAL OPEN SPACE IN EXISTING + FUTURE NEIGHBOURHOODS INCLUDING ALTERNATIVE PROVIDERS				**678.7**	**3103.0**	**21.9**

*Includes school grounds, school reserves and incidental open spaces, but excludes Highway 22 ROW

**Proposed open spaces not included in approved Plans

Appendix D. Composite Value Level of Service Assessment Methodology

Composite Values Level of Service Assessment Methodology

The Composite Values Level of Service (CVLOS) assessment methodology uses a spatially-explicit inventory and mapping process in a geographic information system (GIS) to identify how well urban areas are served by parks and open space.

1.2 Overview

The CVLOS Assessment Methodology is loosely based on the Geo-Referenced Amenities Standards Process (GRASP) jointly developed by Greenplay LLC and Design Concepts in the United States (GreenPlay LLC, 2012). The GRASP is built upon a spatially-explicit inventory of parks and open spaces, which are scored from a combination of weighted criteria. The GRASP identifies service areas parks and open spaces using pre-determined distances (mapped using a straight-line buffer) specific to different parks and open space types. This scoring and mapping process provides an overall picture of how well and urban area is serviced.

O2 identified opportunities for adaptation and improvement of the GRASP method:

- The GRASP maps service areas using a simple straight line buffer from park and open space polygons. This method does not account for physical barriers (e.g., major highways, rivers, or steep terrain) that may inhibit accessibility to parks and open space from areas that, as the crow flies, may appear to be in close proximity
- In the context of the master planning process, walkable access to parks and open space has been identified as a key goal. While the GRASP method reports on CVLOS as mapped from parks using pre-determined, typology-based service areas, O2's approach reports CVLOS as mapped between individual ownership parcels and parks using a 5-minute, cost-distance-based walkable catchment mapping methodology.

O2's approach represents CVLOS as the highest score of any park within walking distance of an ownership parcel. However, O2's technical methodology also allows identifies a variety of other characteristics that can be used to inform the parks and open space master planning process. This includes:

- how many parks and which parks are within walking distance
- how many different types and which types of parks are within walking distance
- how many different types of amenities are available in all parks within walking distance
- the average and standard deviation of CVLOS scores of all parks within walking distance (to illustrate relative CVLOS)
- the score of the closest park
- the distance to the closet park

The following sub-sections describe the specific methods used to apply the CVLOS assessment methodology to support the Cochrane Open Space Master Plan process.

1.3 Inventory

The basis of the CVLOS is an inventory of all parks and open spaces. Parks and open spaces across the town were inventoried in the field over two days in April 2012. Table 1 lists the criteria used to inventory each park and open space, and the method by which each was captured. Capture methods included:

- **Count** – a tally of a type of feature
- **Present/Absent, Notes** – a notation as to whether a criterion is present or absent (or true/false), and notes as required describing the criterion.

Additionally, geo-referenced photos were taken at each location, which were used to help quality control the inventory after field work was complete.

Table 1 CVLOS Inventory Criteria

Inventory	Capture Method
Component	
Baseball field	Count
Basketball court	Count
Boat launch	Count
Football field	Count
Outdoor rink	Count
Pathway	Count
Performance area	Count
Playground	Count
Skate park	Count
Soccer field	Count
Spray pool	Count
Swimming Pool	Count
Tennis court	Count
Track field	Count
Trail	Count
Amenities	
BBQs	Present/Absent, Notes
Benches	Present/Absent, Notes
Bike rack	Present/Absent, Notes
Bleachers	Present/Absent, Notes
Drinking fountain	Present/Absent, Notes
Fire pit	Present/Absent, Notes
Food cater	Present/Absent, Notes
Group facility	Present/Absent, Notes
Interpretive signage	Present/Absent, Notes
Lighting	Present/Absent, Notes
Off-leash dog area	Present/Absent, Notes
Pet waste disposal / distributor	Present/Absent, Notes
Picnic shelter	Present/Absent, Notes
Picnic table	Present/Absent, Notes
Recycle bins	Present/Absent, Notes
Seating Area	Present/Absent, Notes

Inventory	Capture Method
Shelter	Present/Absent, Notes
Shower	Present/Absent, Notes
Signage / way finding	Present/Absent, Notes
Trash bins	Present/Absent, Notes
Viewpoint	Present/Absent, Notes
Washroom	Present/Absent, Notes
Location & Access	
Access by lane/backyard	Present/Absent, Notes
Access by pathway/trail	Present/Absent, Notes
Access by street	Present/Absent, Notes
Barriers	Present/Absent, Notes
Bike route	Present/Absent, Notes
Bus transit route/bus stop	Present/Absent, Notes
Commercial/Industrial area	Present/Absent, Notes
Off-street parking	Present/Absent, Notes
On-street parking	Present/Absent, Notes
Residential area	Present/Absent, Notes
School ground / proximity	Present/Absent, Notes
Accessibility	
Accessible/paved pathway	Present/Absent, Notes
No universal access	Present/Absent, Notes
Other universal access amenities	Present/Absent, Notes
Universal access picnic table	Present/Absent, Notes
Universal access washroom	Present/Absent, Notes
Universal Parking	Present/Absent, Notes
Naturalness	
Irrigation	Present/Absent, Notes
LID - Pervious paving	Present/Absent, Notes
LID - Raingarden/bioswale	Present/Absent, Notes
LID - Xeriscaping	Present/Absent, Notes
Manicure	Present/Absent, Notes
Manicure / Natural vegetation	Present/Absent, Notes
Manmade / no natural vegetation	Present/Absent, Notes
Natural Vegetation	Present/Absent, Notes
Condition	
Closed	Present/Absent, Notes
Disrepair	Present/Absent, Notes
Disturbed Areas	Present/Absent, Notes
Erosion	Present/Absent, Notes
Hazards	Present/Absent, Notes

Inventory	Capture Method
Lack of Maintenance	Present/Absent, Notes
Vandalism	Present/Absent, Notes
Externalities	
Attractive views	Present/Absent, Notes
Degraded views	Present/Absent, Notes
No shade areas	Present/Absent, Notes
Noisy	Present/Absent, Notes
Safety	
Dark areas	Present/Absent, Notes
Eyes on	Present/Absent, Notes
Presence of undesirable users	Present/Absent, Notes
Proximity to help	Present/Absent, Notes
Unsafe / places to hide	Present/Absent, Notes
Ownership	
Municipal	
School Board	
Private	
Other	

1.4 Assessment

Concurrent with the inventory field work, the project team assessed each park and open space according to a range of subjective and objective scoring criteria. Most criteria were scored on a scale of 0 to 3. Table 2 defines each of the assessment criteria and what each score was intended to capture.

Table 2 Criteria Definitions and Scoring Rationale

Criteria	Definition and Scoring Rationale
Use Criteria	
1. Intended Purpose	An overall assessment and quantification of how well the component is able to deliver its intended function. If a component is used for multiple functions (e.g. soccer field also used for lacrosse), it is scored only once according to the dominant intended use. *0 - The feature exists but is not useable (e.g. safety, obsolete, dysfunctional).* *1 - Below Expectation - Amenity is substandard to providing the intended opportunity / function (e.g. size, age, furnishings, design, aesthetics, infrastructure etc.).* *2 - Meets Expectation - Amenity provides for intended opportunity / function (e.g. sufficient size, accessible, moderate age, effective design, attractive, sufficient infrastructure & furnishings etc.).* *3 - Exceeds Expectations - above standard / premium and exceeds the intended function (e.g. larger size than standards, new / modern furnishings etc.).*
Condition Criteria	
2. Accessibility / Inclusivity (playability)	Evaluates the extent to which barriers exist for persons with mobility constraints - reducing the accessibility of the component. *0 - The components design fails to consider the needs of visitors with disabilities.* *1 - The component has many barriers to ensuring a fully accessible space.*

Criteria	Definition and Scoring Rationale
	2 - The component has few barriers to enabling a fully accessible space.
	3 - The component is largely accessible and minimizes barriers to access.
3. Condition	The "state of repair" of a component (e.g. maintenance, upkeep, safety).
	0 - The component has been closed to public access due to maintenance concerns.
	1 - The component currently requires significant maintenance and upgrades.
	2 - The component currently requires minor maintenance.
	3 - Currently, the component is in excellent condition and only requires preventative maintenance.
4. Location & Access	The location and the access of the component to the population it is intended to serve.
	0 - The component is located in a low density area, doesn't provide good access and is poorly connected. Low public use is probable.
	1 - The component is located in a low density area, is accessible by a few transportation modes and is well connected.
	2 - The component is located in a medium/high density area -or proximity to-, is accessible by many transportation modes and is well connected.
	3 - The component is located in a medium/high density and commercial area - or proximity to-, is accessible by many transportation modes and is well connected. High public use is probable.
5. Naturalness & Low Impact Design	The extent to which low impact designs and development practices have been incorporated into the construction and operations of the component.
	0 - The component integrates no low-impact design principles or natural elements or is only manicured.
	1 - The component integrates few low-impact design principles or minimal natural elements or is mostly manicured.
	2 - The component integrates low-impact design principles or effectively integrates natural elements or is partially manicured.
	3 - The component integrates many low-impact design principles or effectively integrates natural elements or few/no manicured areas.
Experience Criteria	
6. Comfort	The support amenities that are not the primary purpose for the visit but enhance visitor experience by addressing the comfort of the visitor (benches, washrooms, security lighting, shade etc).
	0 - The component does not provide any comfort amenities or they are in a state of disrepair.
	1 - The component provides some comfort amenities but they do not fully serve the need of users of the component (e.g. poor location, inappropriate quantity or design, etc).
	2 - The component provides comfort amenities that enhance the comfort of users.
	3 - The component provides many comfort amenities that are optimally located and designed to enhance the comfort of the visitor.
7. Convenience	The support amenities that are not the primary purpose for the visit but enhance visitor experience by improving convenience for the user (e.g. drinking fountains, BBQ grills, dog stations, bike parking, outdoor showers, bicycle cleaning station, connections to trails, park access, parking).
	0 - The component does not provide any convenience amenities or they are in a state of disrepair and unusable by the public.
	1 - The component provides some convenience amenities but they do not fully serve the need of users of the component (e.g. poor location, inappropriate quantity or design etc).
	2 - The component provides some convenience amenities but they do not fully serve the need of users of the component (e.g. poor location, inappropriate quantity or design etc).
	3 - The component provides convenience amenities that enhance the comfort of users.

Criteria	Definition and Scoring Rationale
8. Design / Ambience	The quality of design of the component and the nature of the setting in which the component is situated (sense of place, attractive views, sense of safety). *0 - The design and ambience is unattractive, a deterrent to users and feel unsafe.* *1 - The design and ambience is attractive, but many design and safety issues are present.* *2 - The design and ambience is attractive, only a few design and safety issues are present.* *3 - The design and ambience is exceptional and create a sense of safety.*
9. Elements to Extend Use	Amenities that extend use of the component beyond day lights hours. *0 - Elements to extend use of the component beyond day light hours are absent.* *1 - Elements to extend use of the component beyond day light hours are present but not may be in optimally located or insufficient to meet user's needs.* *2 - Elements to extend use of the component beyond day light hours are present and meet basic needs for evening use.* *3 - Elements to extend use of the component beyond day light hours exceed the intended function of the component.*
Significance Criteria	
10. Community Significance	Evaluates the component, from the perspective of a resident in the Town / Community, based on the uniqueness of the component and its ability to attract visitors from throughout the community (e.g. capacity, facilities for community wide events, etc.) *0 - The component is not significant to the community.* *1 - The component may or may not be unique and attracts infrequent visits from users throughout the town.* *2 - The component is somewhat unique in the community and attracts visits from users throughout the town.* *3 - The component is unique in the community recreation system and attracts frequent visits from users throughout the town.*
11. Neighbourhood Significance	Evaluate the component, from the perspective of a neighbourhood resident, based on the components proximity (walkability), facilitation of short and frequent visits, and degree of obtrusion to the neighbourhood (noise, light, traffic, etc). *0 - The component is not significant to the neighbourhood.* *1 - The component attracts users from the local neighbourhood for short visits. Nuisance issues for the community are obvious.* *2 - The component attracts users from the local neighbourhood for short visits. The component may creat some nuisance issues for neighbours.* *3 - The component attracts users from the local neighbourhood for short but frequent visits and is unobtrusive to surrounding neighbours.*
12. Regional Significance	Evaluates the component, from the perspective of a resident outside the Town / Community, based on the uniqueness of the component and its ability to attract visitors from throughout the community (e.g. capacity, facilities for community wide events, etc.). *0 - The component is not significant to the region.* *1 - The component may or may not be unique and attracts infrequent visits from users beyond the community.* *2 - The component is somewhat unique in the region recreation system and attracts visits from users beyond the community.* *3 - The component is unique in the region recreation system and attracts frequent visits from users beyond the community.*
Capacity Criteria	

Criteria	Definition and Scoring Rationale
13. Capacity	**The ability for the component to accommodate a range of visitation intensities while satisfactorily serving its intended function and avoiding over-crowding.** *0 - Closed - abandoned - decommissioned.* *1 - Component has the ability to accommodate a limited number of visitors at one time while still serving its intended function. Crowding may become a concern.* *2 - Component has the ability to accommodate moderate number of visitors at one time while still serving its intended function. Crowding concerns are unlikely.* *3 - Component has the ability to accommodate high levels of use while still serving its intended function. Crowding is unlikely to be a concern.*
Ownership Criteria	
14. Ownership	The element is owned by the local government and the public has the control to access the element without permission, but in accordance with local bylaws. *1 - Yes/No - Community has access and control over access.* The element may be owned by a public agency, but the public does not have access or control over access to the element. *0.75 - Yes/No - Community does not have access and control over access.* The element is owned by a private entity and the public requires the permission of the owner, and may be required to pay for admission, to access the element. *0.5 - Yes/No - Community does not have access and control over access.*

1.5 Typology-based Criteria Weighting

A weighting scheme based on park typology was developed to reflect the importance of particular criteria to the recreation experience expected or desired for a specific park or open space typology. For example, the Elements to Extend Use Criterion, which captures whether or not there are features like lighting that would allow after-dark use, is less important in a Natural Environment Park than it is in an Athletic Park.

- 3: This criterion defines this type of park or open space, and/or is critical to how this type functions
- 2: This criterion exists in this type of park or open space, but is not a defining characteristic
- 1: This criterion is not important in defining this type of park or open space

Table 3 Typology/Criteria Matrix

	Natural Environment Park	Major Park	Neighbourhood Park	Sub-Neighbourhood Park	Greenways / Linear Park	School Reserve	Athletic Park	Special Use	Urban Plazas and Squares
Intended Purpose	3	3	3	3	3	3	3	3	3
Condition	3	3	3	3	3	3	3	3	3
Location & Access	1	2	3	3	3	3	3	2	2
Naturalness & Low Impact Design	3	3	3	3	3	3	3	3	3
Accessibility / Inclusivity (playability)	2	3	3	3	3	3	3	3	3
Comfort	1	3	3	3	3	3	3	3	3
Convenience	1	3	3	3	3	3	3	3	3
Elements to Extend Use	1	3	3	1	1	1	3	3	3
Design / Ambience	2	3	3	3	3	3	3	3	3
Neighbourhood Significance	1	1	3	3	3	3	3	3	3
Community Significance	1	3	1	1	3	1	3	3	3
Regional Significance	1	3	1	1	3	1	3	3	1
Capacity	3	3	3	3	3	3	3	3	3

1.6 CVLOS Score Calculation for Parks and Open Spaces

The CVLOS Score for parks and open spaces was calculated from a weighted sum of the assessment criteria scores described in section 1.1.3 with exception of the ownership criteria.

The calculation of the CVLOS Score for a single park with a defined typology can be understood as:

$$CVLOS\ Score = \left(\frac{Actual\ CVLOS\ Score}{Maximum\ Possible\ CVLOS\ Score}\right) * 100 *\ Ownership\ Weight$$

Where:

- *Actual CVLOS Score* is the total of the products of each criterion score (1-13) and its corresponding weight
- *Actual CVLOS Score* is the total of the products of each maximum possible criterion score (1-13) and its corresponding weight
- *100* is a factor for normalizing the CVLOS Score on a scale of 0 to 100
- *Ownership Weight* is the score from criterion 14.

More accurately, the calculation can be represented with this equation:

$$CVLOS\ Score = \left(\frac{\sum_{i=1}^{13} c_i\ w_i}{\sum_{i=1}^{13} p_i\ w_i}\right) 100x$$

Where:

c = score for criteria (1-13)

w = weight from typology/criterion matrix

p = maximum possible score (for criteria 1-13)

x = ownership weight (criteria 14)

The use of the ownership criterion as a multiplier applied to the overall score is intended to capture the impact that ownership has on access and thus the overall level of service a park or open space can provide, regardless of other factors. That is to say, if one is unable to use a park or open space because of owner-imposed restrictions, it does not matter how many amenities or in what condition that space is in – it does not provide the same level of service as a park or open space that is open and accessible for public use.

1.7 CVLOS Mapping

To provide an understanding of the CVLOS each park provided to the neighbourhoods of Cochrane, the project team mapped the walkable catchments of all parks. A walkable catchment was defined as all areas within 400 metres of a park, representing approximately a 5 minute walk.

This process relied on a cost-distance mapping technique to more accurately measure the distance to parks from surrounding areas. This technique accounts for the effect barriers or other impediments to movement, such as steep terrain, waterways, major highways, or private property (i.e., ‘cost’), have on the ability of a person to actually reach a park from a given location.

Figure 1 illustrates catchment mapping from a park and how it differs from a straight-line buffer-based catchment.

Figure 1 Catchment Mapping

Parcels outside of walkable catchment, which would otherwise be incorrectly included in buffer-based catchment
Public right-of-way, used for measuring walking distance
Red Park
CVLOS
Score: 45
Areas within a 5 minute walk of Red Park
Private parcels
400m from Red Park

This catchment mapping process was automated for every park in the inventory, such that a single map layer was created contained a series of overlapping catchments (Figure 2).

Figure 2 Overlapping Catchments

Through the catchment layers, CVLOS Scores from the parks and open spaces were mapped to individual ownership parcels that fell within the catchments. An automated mapping process was applied to each parcel in the study area to determine:

- the CVLOS Score: the score of highest scoring park or open space within walking distance
- the number of parks and which parks are within walking distance
- the number of different types and which types of parks or open spaces are within walking distance
- how many different types of amenities are available to a parcel, considering all parks within walking distance
- the average and standard deviation of CVLOS scores of all parks within walking distance, to illustrate a relative CVLOS
- the score of the closest park and the distance to that park

Figure 3 illustrates the CVLOS score mapped to parcels. In this example, parcels that fall within the catchments of both parks receive the CVLOS of the higher scoring park.

Figure 3 The CVLOS Score Mapped to Parcels

1.8 Application

The point of the CVLOS assessment methodology is to provide a basis for understanding where areas are well-served or underserved by parks and open space. By mapping CVLOS scores of parks to ownership parcels within walkable catchments across an entire area, the process identifies the overall pattern of level of service that the park and open space system provides. CVLOS is not the end but the means to a more informed identification of needs – it allows the parks and open space master planning process to address gaps and identify opportunities for improvements at the scale of a single park in a manner that will help improve the overall performance of the parks and open space system.

Additionally, because the CVLOS assessment was undertaken using a script-based mapping process applied in a GIS, it can be repeated easily during the master planning process. Conceptual planned improvements to parks can be reflected in the parks inventory and criteria scores, new parks can be added to the inventory, and the scripts can be re-run. This process ensures that decisions made about where to allocate resources during the master planning process are assessed using the same criteria that were used to inform those decisions in the first place.

Appendix E

Riverfront Park Concept Design Plan

November 2012

cochrane
HOW THE WEST IS NOW

O2 PLANNING + DESIGN

Contents

1. Introduction **5**

2. Context **7**

2.1 Park Context 7
2.2 Planning and Design Context 7

3. Site Inventory + Analysis **9**

3.1 Natural Features 9
3.2 Existing Facilities and Activities 13
3.3 Opportunities + Constraints 16

4. Park Concept **19**

4.1 Park Concept Overview 19
4.2 Park Zones and Program 22

5. Implementation **29**

5.1 Preliminary Opinion of Probable Costs 29
5.2 Phasing 30
5.3 Next Steps 30

List of Maps

Map 1 Open Space Concept 6
Map 2 Existing Natural Features 11
Map 3 Existing Facilities + Activities 14
Map 4 Opportunities + Constraints 17
Map 5 Riverfront Park Concept Plan 21
Map 6 Park Zones + Program 23

List of Figures

Figure 1 Riverfront Park Design Concept – Interventions 19
Figure 2 Proposed Activities by Season 22

List of Tables

Table 1 Engagement Process iv

Table 1 Engagement Process

STAGE	PURPOSE	TECHNIQUES
Identification of Potential Sites **March – April 2012**	Generate ideas for potential sites	» Focus Groups » Council + Staff Workshop
Ideas for the Riverfront Park **July 2012**	Generate ideas for the Riverfront Park	» Focus Groups
Draft Concept Design Plan **October 2012**	Input on the draft Concept Design Plan	» Open House » Online Survey » Council Presentation » The Cochrane Open Space Master Plan Facebook page
Final Concept Design Plan **November 2012**	Release the final Concept Design Plan	» Website Update » News Release » The Cochrane Open Space Master Plan Facebook page

1. Introduction

The idea of a riverfront park emerged during the development of the Cochrane Open Space Master Plan (COSMP). During this process, the need for a major park and the importance of embracing the Bow River, one of the defining elements of Cochrane's character, arose. The development of the Riverfront Park Concept Plan was an integral part of the Cochrane Open Space Master Plan study. With the preferred location of the Riverfront Park determined in part 1of the COSMP, part 2 of the study focused on preparing a creative concept design for the Park that meets both short and long-term community needs identified in the COSMP.

The existing Millenium Park by the Highway 22 and adjacent lands revealed to be an exceptional site for the development of a major park that celebrates the Bow River Valley. The Riverfront Park Concept Plan details the concept, program, and upgrades that will make the Park an iconic destination for Cochrane's residents and visitors. The program and concept include all the activities and amenities required to upgrade the existing park to a major park with a focus on the Bow River. The Plan is completed with a cost estimate, recommended phasing and next steps to implement the Riverfront Park Concept Design Plan.

Public Participation

The public participation to the development of the Riverfront Park Concept Design Plan was combined with the sessions organized for the COSMP. The schedule, purpose and techniques for each stage of engagement are presented in Table 1.

Map 1. Open Space Concept

2. Context

Different factors influence the development of Riverfront Park such as the physical context, existing plans and policies, as well as other development projects surrounding the Park. This section presents these elements and the implications they may have on the development of the Park.

2.1 Park Context

Riverfront Park is located along the north bank of the Bow River, directly below the Highway 22 bridge, and in the center of Cochrane. The Park is adjacent to Mitford Park, a major park with several amenities, including a stage area and a skateboard park. Riverfront Park is significant in the regional context of the Town. It is located on the Cowboy Trail, a major touristic corridor, and serves as a potential attraction for tourism. Additionally, the Park includes a popular boat launch area providing access to the Bow River.

The site boundary incorporates a variety of facilities and uses as well as adjacent underutilized areas. The selected area is 19.2 hectares and includes:

- the underutilized area west of the Highway 22
- the underutilized plateau by Riverview Drive
- important connection and gateway entries from Mitford Park and Downtown
- the parking lot with access by Riverview Drive

Riverfront Park proposed boundary

2.2 Planning and Design Context

The Riverfront Park Concept Design is consistent with and supports the Cochrane Open Space Master Plan. Other relevant plans and projects with implications on the development of the Park were examined.

2.2.1 Cochrane Open Space Master Plan

The development of the Riverfront Park Concept Design was informed by the COSMP vision and guiding principles.

Existing trail along the Bow River

Downtown

Highway 22 bridge

COSMP Vision:

"Cochrane's open space system will be carefully managed and maintained to support a variety of passive and active recreational activities. Improved amenities will increase the range of activities within the open space system and will be adaptively designed to respond to population growth and demographic trends. A comprehensive open space, pathway and trail system will connect communities to each other, to major service destinations and to the natural environment, sustainably contributing to active transportation choices and to enhanced ecological and economic values. Cochrane's rural heritage and small town character will be celebrated through an open space system that respects its natural setting and responds to user priorities."

COSMP Guiding principles:

» Respect Nature
» Connect Communities and Destinations
» Strike a balance between Uses and Users
» Make it Easy to Use
» Provide a Range of Open Space Types
» Strengthen Amenities
» Recognize Value

Major Park

Riverfront Park is classified as a 'Major Park' in the COSMP. A major park is intent to serve all the residents of the Town by offering a range of activities and services not available in other areas, such as a boat launch. Directions in terms of policies, activities and amenities are provided in the COSMP to inform the design of each park type. (Refer to COSMP – Table 14. Open Space Activities + Facilities Checklist)

The COSMP also identifies the ideal location for the regional pathway. In the Riverfront Park, the regional pathway should run along the Bow River and along the Big Hill Springs Creek. (see Map 1)

2.2.2 Relevant Plans + Projects

Other plans and projects that may influence the program and the design of the Riverfront Park are described below:

Integrated Downtown Action Plan

The Integrated Downtown Action Plan study is currently underway. The redevelopment of Downtown is expected to bring new residents in the area; therefore, connection to downtown is very important.

Twinning of Highway 22

The province plans to twin Highway 22, but no timeline for its completion has been identified. The twinning is to take place on the east side of the Highway and will likely remain within the existing right-of-way. Any proposed development must take the highway plans into consideration and respective land disposition. At the time of highway twinning, parking lot design will be undertaken in accordance with recommended conditions.

3. Site Inventory + Analysis

The site inventory and analysis provides an understanding of the characteristics of Riverfront Park, and provides the basis for the development of the design concept.

3.1 Natural Features

The majority of Riverfront Park is currently undeveloped and contains many natural, undisturbed landscape elements. Map 2 identifies existing natural features, including the following elements:

Hydrology

The majority of the Park is located in the Bow River floodplain and a large portion of the northwestern edge of the site is prone to regular flooding. The Park has a series of wetlands with varying water levels. An active beaver dam is present in one of the park wetlands.

Two creeks intersect the site; the most significant being Big Hill Springs Creek which bisects the Park from north to south. A secondary creek (Millenium Creek), runs through a forested area and joins Big Hill Springs Creek prior to discharging into the Bow River. An aquatic habitat restoration program was undertaken on Millenium Creek in 2008. As part of the project, spawning areas were created at key locations along the creek.

Big Hill Springs Creek

Millenium Creek

Manicured

Grassland/shrubland complex

Riparian shrubland

Riparian forest

Vegetation and Habitat

Riverfront Park has a diversity of vegetation types due to the varying topography and hydrological regimes. The vegetation types are identified as follows:

» Manicured (managed areas, mowed) - areas that are maintained by regular mowing and landscaping

» Grassland/shrubland complex – areas of high wind and sun exposure dominated by grass species and low shrubs. These areas are usually altered due to the effects of human activities such as cultivation and the introduction of non-native species.

» Riparian shrubland – strips of transitional vegetation between the river and wetlands, and adjacent uplands or forests. Usually comprised of flood tolerant tall shrubs such as dogwood, willow and river birch.

» Riparian forest – refers to treed areas that have developed as a result of natural flooding processes and have established along the rivers, creeks, drainages and seepages. These areas are usually dominated by age-diverse stands of Balsam Poplar.

» Wetlands - communities typically situated in depressions along relatively flat terrain, or where the water table is in contact with the surface and dominated by shallow open water and wetland vegetation.

In addition to the natural features, over 20,000 trees have been planted by the non-profit organization Branches and Banks in the large open meadow in Millenium Park in the last few years. The majority of the plantings is spruce trees and can be expected to radically alter the spatial characteristics and ecology of the Park overtime.

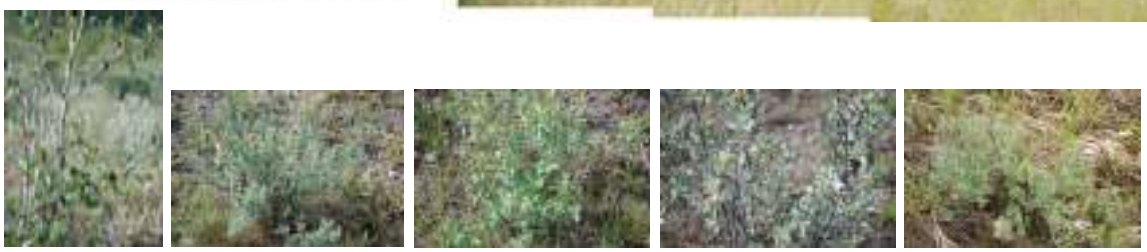
Wildlife Habitats

The Bow River Valley is a regional wildlife corridor. In addition to allowing wildlife movement, significant habitats for birds, small mammals, amphibians, insects and invertebrates are found in the Park. Forest, meadow and riparian areas provide a diversity of terrestrial habitats.

Map 2. Existing Natural Features

1 Wetland

2 Grassland/ shrubland complex



3 Manicure area

4 Wetland

5 Wetland

Existing Natural Features

3.2 Existing Facilities and Activities

The current Riverfront Park facilities support passive recreational activities. Map 3 identifies existing facilities and activities.

Access

Riverfront Park may be easily accessed by foot, bicycle, and vehicle traffic. The regional pathway will connect to the site at four locations: by Mitford Park from the north, by Riverview West Park along the Bow River, by William Camden Park along the Big Hill Springs Creek, and by the Highway 22 bridge. Another important pedestrian entrance is located at the corner of Griffin Road and Riverview Drive providing connection to Downtown.

The Park contains two parking lots. The main lot is located adjacent to Highway 22. This lot can accommodate approximately 90 vehicles as well as vehicles with boat trailers. The second lot is accessible through Riverview Drive and contains approximately 40 spaces. The eastern lot at Mitford Park also provides parking opportunities for Riverfront Park visitors. All parking lots are surfaced with gravel and do not have formal stall system. Parking capacity could be significantly increased with asphalt surfacing and line painting.

Activities and Program

The majority of recreational activities in the Park are oriented towards passive uses. A few amenities, such as pathways and trails, an off-leash dog area, a boat launch and a portable toilet are provided. Activities and programs that are currently common in the Park include:

- Jogging and walking
- Star gazing
- Boating on the Bow River
- Dog walking / off-leash dog walking

Pathways and Trails

Riverfront Park currently has approximately 2.5 km of designated trails and pathways, as well as a series of informal trails and minor foot paths. Portions of the trails running along the Bow River and the Big Hill Springs Creek are surfaced with red shale which is not consistent with the regional pathway standard determined in the COSMP. The majority of the pathways and trails are in good condition, with the exception of the section directly below the Highway 22 bridge, which is eroding into the Bow River. Three bridges cross the creeks and are in good condition.

Views

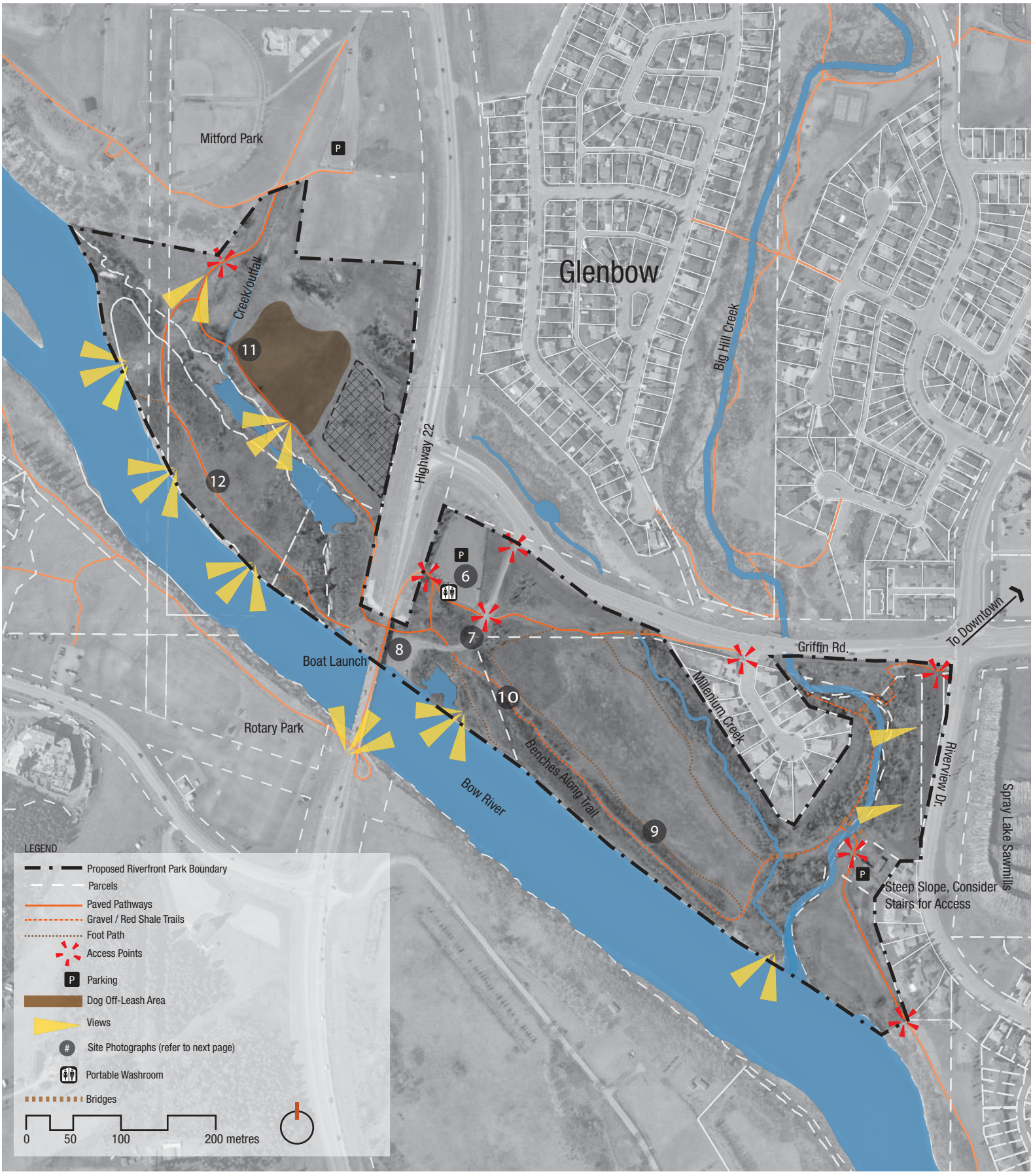
The Park offers many views of the Bow River Valley, especially from the top of the escarpment on the most eastern and western parts of the Park. A series of open views and river access punctuate the river pathway. However, many river views are screened with high shrubs and could benefit from selected clearing.

Pathway

Off-leash dog area

Boat launch

Bridge over the Big Hill Springs Creek



Map 3. Existing Facilities + Activities

6 Main parking lot

7 Boat launch access road

8 Boat launch

9 Informal trail

10 Furniture

11 Off-leash dog area

12 Pathway through the wood meadow

Existing Facilities + Activities

Trail erosion

Fence surrounding the arboretum

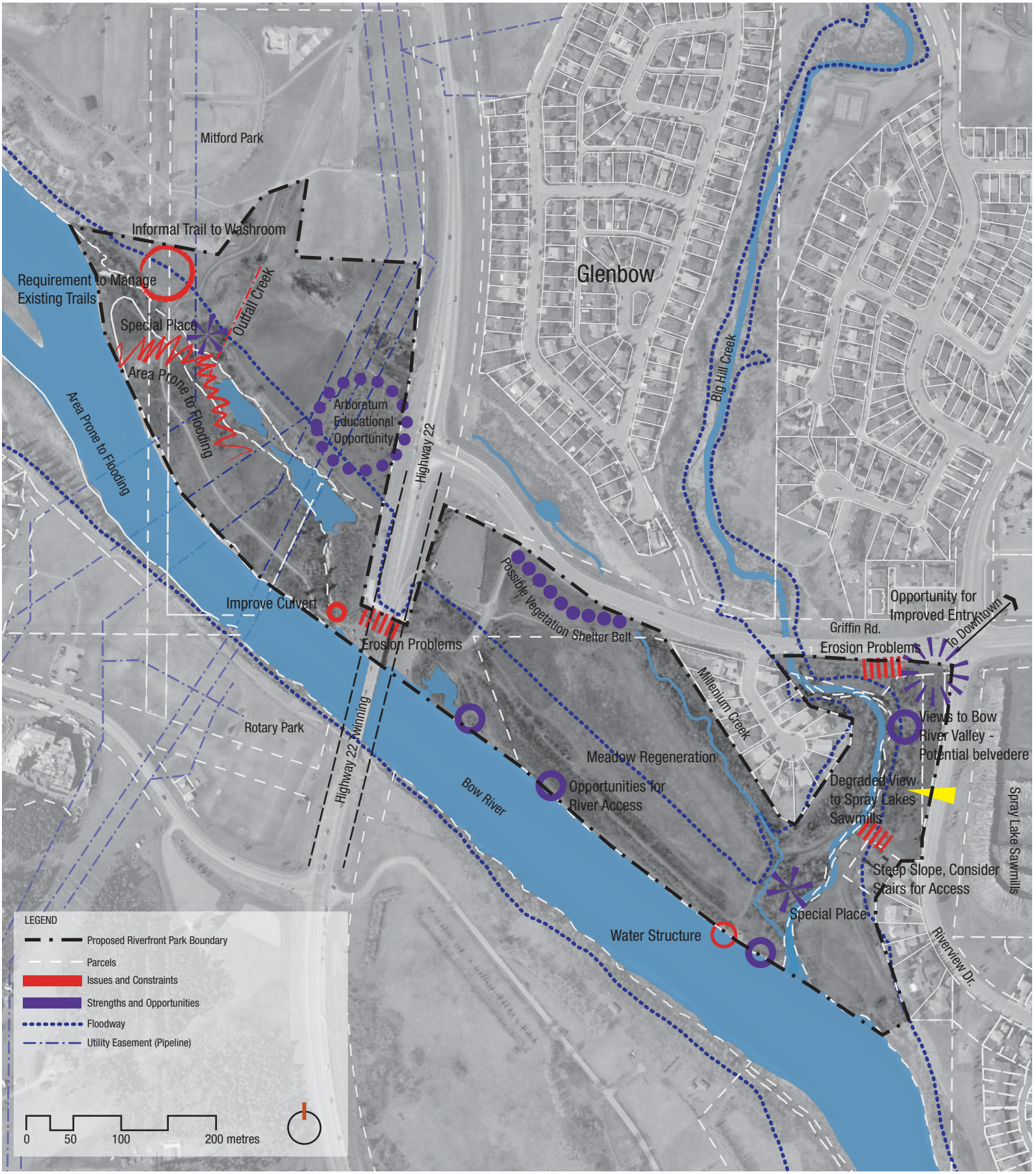
Culvert requiring replacement

Views to the Valley from the escarpment along Riverview Dr

3.3 Opportunities + Constraints

The following table presents opportunities and constraints that were identified through the site analysis phase. Map 4 indicates the location of the following opportunities and constraints.

	OPPORTUNITIES	CONSTRAINTS
Views	» Attractive views to the Bow River Valley	» Unattractive views to Spray Lake Sawmills and Griffin Road » Many river views are screened with high shrubs
Hydrology	» Creeks and wetlands provide educational opportunities	» Large percentage of site is in the floodway » Section of the site is prone to flooding » Culvert on the west side requiring replacement
Vegetation	» Diverse vegetation types » Potential to open the arboretum to public and integrate public art	» Vegetation must be able to undergo annual flooding
Pathways + Trails	» Multiple connections to the regional pathway » Potential to create better connection to Downtown » Some paved pathways	» Many informal trails require formalization and/or restoration » Erosion control required on pathway under Highway 22 bridge
Utilities		» Pipeline right-of-way on the western side
Off-leash Dog Area	» According to stakeholders, the off-leash area is not well used as it is not very accessible. Relocation is recommended. » Repurpose the existing off-leash area	



Map 4. Opportunities + Constraints

4. Park Concept

Improvements to the existing Millenium Park and adjacent lands are required to create a major destination park that celebrates the Bow River Valley. The following sections present the proposed park concept and program.

4.1 Park Concept Overview

Riverfront Park is an important piece of the Bow River Valley within Cochrane which has remained natural. Wetlands, woody meadows, creeks, escarpments, and plateaus are elements to experience and appreciate. The concept design approach is restrained and respectful of the natural character of the site. The primary objective is to enhance the natural environment. Selected interventions at key locations will then define new ways of experiencing the site. This sensitive approach achieves equilibrium between the natural environment and visitors.

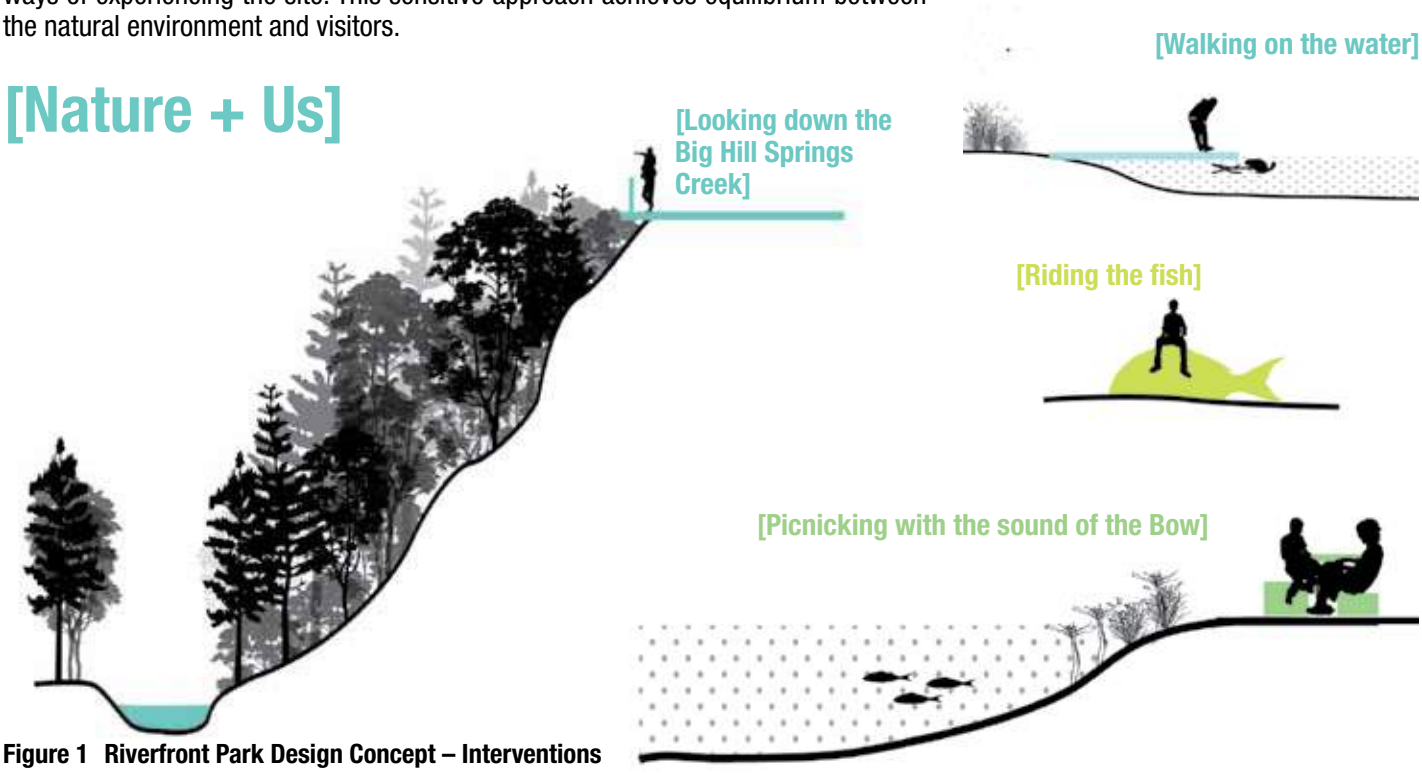

[Nature + Us]
[Looking down the Big Hill Springs Creek]
[Walking on the water]
[Riding the fish]
[Picnicking with the sound of the Bow]

Figure 1 Riverfront Park Design Concept – Interventions

Proposed furniture

Public art

Public art in the arboretum

Nature playscape

Key actions of the concept are indicated below each of the following themes:

Bow River Valley Celebration

» Embrace the Bow River by creating access points of pause and reflection along its edge, as well as improving views to the Valley.

» Improve the existing boat launch and develop a small boat dock that will be a gathering place and a destination.

» Create play structures that highlight the importance of aquatic habitats and fish in the Bow River.

Gateways

» Provide clear entry gateways to create a distinct sense of arrival for visitors entering the Park and the Bow River Valley.

Nature and Green

» Protect and celebrate the natural character of the Park while augmenting and restoring any required natural areas.

» Restore the riparian area to increase its ecological integrity.

» Add new plantings to frame and/or buffer some views, improve ecological services, and enhance biodiversity.

» Enhance nature appreciation opportunities through an improved trail network, interpretive signs and natural play elements.

Community Gathering and Cultural Destinations

» Create community gathering and cultural destinations such as a park café, arboretum and sculptural garden, and amphitheatre space.

Variety of Experiences for all Ages, all year-round

» Create a year-round destination park with supporting activities such as the river café.

» Improve existing facilities such as pathways and trails, boat launch, and passive open space uses.

» Develop new facilities to accommodate visitors of all ages, such a natural playground area, picnic areas, belvedere and river café.

The Riverfront Park concept is presented on Map 5.

August 2012

1 West Gateway
2 Cafe and Washrooms
3 Amphitheatre + Lawn
4 Sliding Hill
5 Arboretum and Sculpture Garden
6 Docks and Wetland Education Area
7 Picnic Access
8 Boat Launch
9 Small Boat Dock and Water Access
10 Main Gateway
11 Parking
12 Public Washrooms
13 Wood Meadow Pathways
14 Riverine Pathway
15 Picnic Nodes
16 Nature Appreciation Zone
17 Natural Playspace
18 South East Gateway
19 Stairs
20 Belvedere
21 East Gateway

Map 5. Riverfront Park Concept Plan

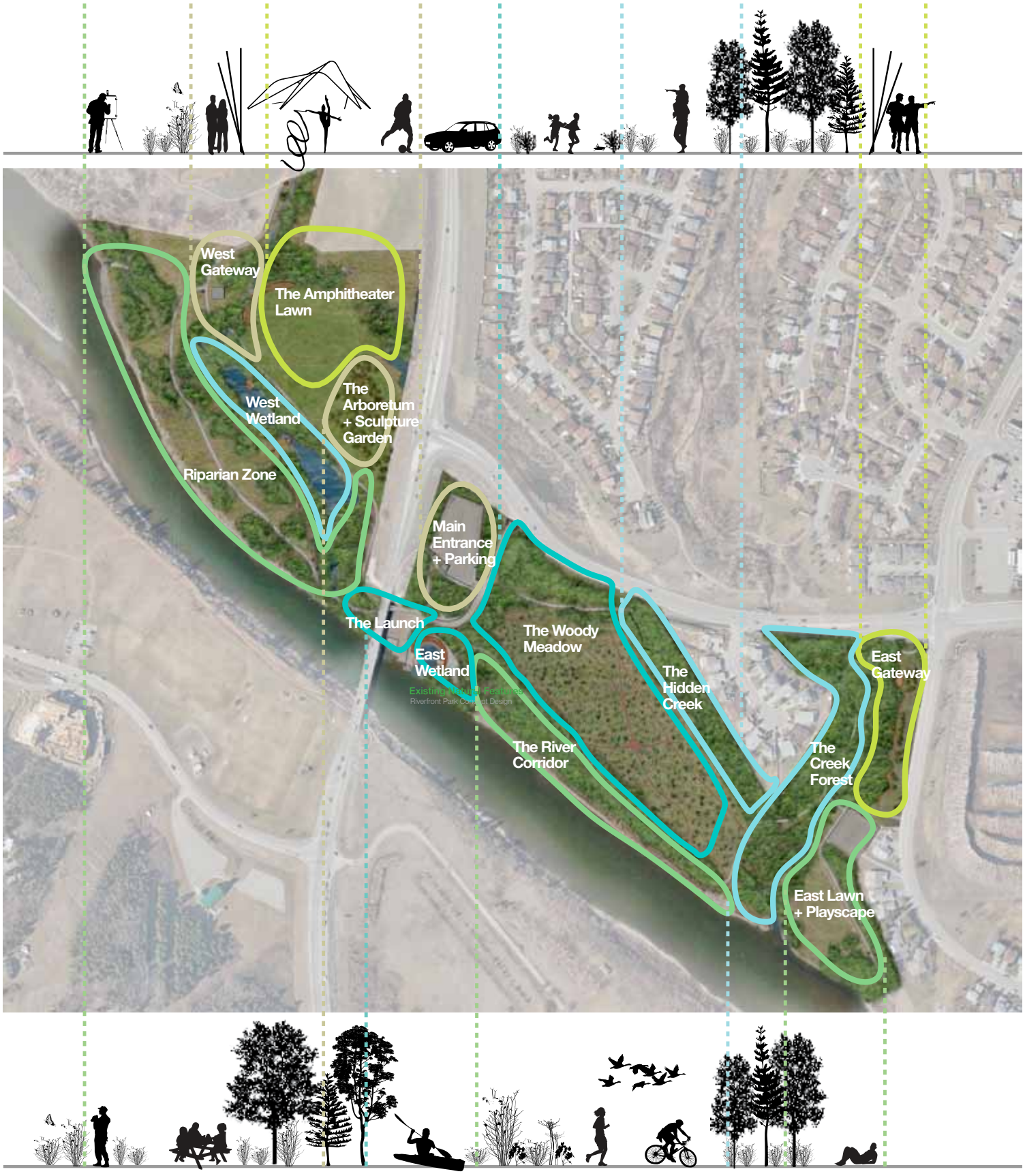
4.2 Park Zones and Program

Riverfront Park is divided into 14 different zones based on park experience, vegetation and habitats, and activities which are shown on Map 6. The following pages describe each zone in details. These zones are:

- West Gateway
- The Amphitheatre Lawn
- The Arboretum + Sculpture Garden
- West Wetland
- Riparian Zone
- The Launch
- Main Entrance + Parking
- The Woody Meadow
- The River Corridor
- The Hidden Creek
- The Creek Forest
- East Gateway
- East Lawn + Playscape

Figure 2 presents the proposed activities by season.

Figure 2 Proposed Activities by Season



Map 6. Riverfront Park Zones + Program

Entry Gateways + Belvedere

Unique elements are integrated at each park entry to give a strong sense of identity and give visitors a distinct sense of arrival. These gateway features contribute to making Riverfront Park memorable and augment visitor experience. The belvedere on the east entry side provides an opportunity to look out into the Bow River Valley.

AMENITIES / ELEMENTS

- gateway feature
- entry marking
- belvedere

FUNCTION / ACTIVITIES

- sense of arrival
- look out
- meeting place
- social gathering

The Woody Meadow

The woody meadow remains as a natural open space area. The series of trails and pathways crossing the meadow is based on existing circulation patterns and provides circulation and access to various zones of the Park.

AMENITIES / ELEMENTS

- interpretive signage
- outdoor classrooms
- seating

FUNCTION / ACTIVITIES

- stargazing
- interpretation
- environmental learning

Riverfront Park Program + Amenities

The Arboretum + Sculpture Garden

The existing arboretum together with a sculpture garden provides cultural and educational opportunities.

AMENITIES / ELEMENTS

- public art / land art
- arboretum

FUNCTION / ACTIVITIES

- intimate space
- contemplative space
- educational / cultural space
- storytelling

The Amphitheatre Lawn

The amphitheatre and lawn expand the festival site currently at Mitford Park into Riverfront Park. The lawn provides flexible use and accommodates a variety of uses. Combined with the cafe, the site is an exceptional place for social gathering, festivals and other events.

AMENITIES / ELEMENTS

- cafe
- public washrooms
- amphitheatre
- performance space

FUNCTION / ACTIVITIES

- social gathering
- meeting place
- festivals + events
- informal use

Riverfront Park Program + Amenities

The Creek Forest

The forest and creeks remain as a very natural and untouched element of the Park. They provide visual interaction and act as a learning environment through interpretive signage elements.

AMENITIES / ELEMENTS

- interpretive signage
- outdoor classroom
- pathways
- bridges
- stairs

FUNCTION / ACTIVITIES

- nature preservation
- restoration
- interpretation
- environmental learning

The River Corridor

The river corridor protects the riparian vegetation while providing a natural shelter to the regional pathway users. Trails lead users to strategic river access points.

AMENITIES / ELEMENTS

- regional pathway
- trails to river access
- benches

FUNCTION / ACTIVITIES

- passive recreation
- river access

The Launch

This area, located directly under the bridge, is designed to provide river access to vehicular trailers. Erosion control and issues of maintenance are addressed. A lagoon provides access to canoes and kayaks and acts as a gathering place.

AMENITIES / ELEMENTS

- boat launch
- canoe / kayak launch
- vehicular trailer turn around

FUNCTION / ACTIVITIES

- boat launch and access point
- river access

Riverfront Park Program + Amenities

The Riparian Zone

Picnic areas and river access points are provided to augment and improve the contact with the Bow River.

AMENITIES / ELEMENTS	FUNCTION / ACTIVITIES
• picnic areas • trails	• social gathering • picnicking • river access

Wetlands

Interpretive signage, docks and access steps provide opportunities for the visitors to learn and interact with nature, without disturbing its function.

AMENITIES / ELEMENTS	FUNCTION / ACTIVITIES
• access steps • docks • interpretive signage • outdoor classroom	• interpretation • environmental learning

Riverfront Park Program + Amenities

East Lawn + Natural Play

AMENITIES / ELEMENTS	FUNCTION / ACTIVITIES
• regional pathway • play area • benches	• natural play • social gathering

The east lawn provides informal gathering space with open views to the river. Strategic planting is incorporated to provide additional biodiversity, and create a vegetation buffer against existing develoment, without blocking views to the river.

The lawn accommodates a play area element (natural playscape) for children to freely explore and experience open-ended play in a natural setting. The playscape is inspired by the children's book "Trout Are Made of Trees" which explains the process of how "in fall, trees let go of leaves, which swirl and twirl and slip into streams". The playspace emulates part of this journey by allowing children to slide (swimming through the stream) into a trout 'redd' (large rubber balls fixed to the ground), where they can interact with them by jumping, bouncing, and hiding; and escaping into the land of full grown trout (large wooden trout sculptures) where children can climb, jump, and hang.

The Trout Are Made of Trees playground presents unique, imaginative and unscripted play areas to connect with nature through discovery and exploration of nature inspired playscapes.

Riverfront Park Program + Amenities

5. Implementation

This section presents the preliminary opinion of probable costs, recommended phasing and next steps to help the implementation of the Riverfront Park.

5.1 Preliminary Opinion of Probable Costs

The total cost to implement the Riverfront Park is estimated to be $2,161,500. These figures are an opinion of probable costs, not a guaranteed cost figure, and should be refined as detailed designs are prepared.

	ITEM	SPECIFICATION NOTES	QTY.	UNIT	UNIT COST	TOTAL
1	DEMOLITION					
1.01	Site security and tree protection fencing	Approximate allowance to install site security and tree protection fencing as per Town specifications.	0.0	Allow	$10,000.00	$10,000.00
1.02	Install turbidity curtain for sedimentation control during riparian restoration and boat launch	Install turbidity curtain 200 linear metres to approx. 1 meter depth at $45/sq.m. Does not include cost for D.F.O. approvals.	0.0	Allow	$10,000.00	$10,000.00
					Subtotal	**$20,000.00**
2	SITE WORK					
2.01	Restoration of riparian areas	Includes native shrub planting, bioengineering, grading, erosion matting, and temporary fencing to prevent pedestrian access.	1550.0	SQ. M	$15.00	$23,250.00
2.02	NE Entry Gateway	Install new NE entry gateway structure.	0.0	Allow	$30,000.00	$30,000.00
2.03	NW Entry Gateway	Install new NW entry gateway structure.	0.0	Allow	$30,000.00	$30,000.00
2.04	Washroom (main parking lot)	Construct new single vault washroom.	0.0	Allow	$75,000.00	$75,000.00
2.05	Wooden stairs	Construct new wooden stairs at east end of park. Includes wooden stringers, joists and posts.	100.0	SQ. M	$50,000.00	$50,000.00
2.06	Playscape structure	Install new playscape structures.	0.0	Allow	$125,000.00	$125,000.00
2.07	Boat launch lagoon	Construct boat launch lagoon with seawall.	0.0	Allow	$150,000.00	$150,000.00
2.08	Wetland boardwalks	Construct pond boardwalks including hardware and rough carpentry and framing of dock structures.	300.0	SQ. M	$400.00	$120,000.00
2.09	Stargazing / meadow structures	Construct wooden structures.	0.0	Allow	$75,000.00	$75,000.00
2.10	Café	Construct café equipped with kitchen and washroom, includes servicing.	0.0	Allow	$200,000.00	$200,000.00
2.11	Amphitheatre lawn	Construct amphitheatre structure.	0.0	Allow	$150,000.00	$150,000.00
2.12	Belvedere lookout	Construction of belvedere lookout platform.	0.0	Allow	$75,000.00	$75,000.00
2.13	Arboretum art garden	Install art sculptures.				TBD
					Subtotal	**$1,103,250.00**
3	SITE FURNISHINGS + ELEMENTS					
3.01	Picnic sites	Supply and install picnic sites: gravel base with picnic table (BBQ optional).	15.0	EA	$3,500.00	$52,500.00
3.02	Benches	Supply and install park benches with gravel base.	25.0	EA	$1,500.00	$37,500.00
3.03	Waste receptacles	Supply and install new waste receptacles.	20.0	EA	$1,500.00	$30,000.00
3.04	Interpretive signage	Supply and install interpretive signage.	25.0	EA	$1,500.00	$37,500.00
					Subtotal	**$157,500.00**
4	PATHWAYS,TRAILS + PARKING					
4.01	Regional + asphalt pathway	3.0 m wide asphalt regional pathway as per Town standards (includes repair to existing trails and proposed new pathways).	2200.0	L.M	$50.00	$110,000.00
4.02	Gravel trails	2.0 m wide pit gravel trail as per Town standards (includes repair to existing trails and proposed new trails).	3300.0	L.M	$40.00	$132,000.00
4.03	Parking lot improvements	Resurface parking lot areas with gravel.	5600.0	SQ. M	$35.00	$196,000.00
4.04	Roadway improvements	Resurface main access road with asphalt, includes grading compaction, and levelling course, and installation of topsoil and seeding of disturbed areas and verges.	1650.0	SQ. M	$50.00	$82,500.00
					Subtotal	**$520,500.00**
					Subtotal	**$1,801,250.00**
					20% Construction Contingency	$360,250.00
Total Estimated Cost						**$2,161,500.00**

Notes:

1. This is a preliminary option of probable costs class D, not a guaranteed cost figure. Due to the conceptual nature of the concept plan these figures may not reflect actual final costs.
2. This cost estimate is based on concepts plans dated August 2012.
3. Cost estimate does not include; haulage, landscape maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of GST.

5.2 Phasing

The phasing of Riverfront Park concept components is determined by budget constraints, requirements, community desires and needs.

	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY
Entry Gateways	+		
Parking Lot and Road Improvements	+		
Parking Lot Washroom	+		
Boat Launch Lagoon		+	
Wetland Boardwalks		+	
Amphitheatre Lawn			+
Café			+
Play Structure Area			+
Belvedere Lookout			+
Regional Pathway	+		
Gravel Pathway		+	
Restoration Riparian Areas		+	
Benches and Waste Receptacles	+		
Interpretive Signage	+		
Picnic Areas		+	
Arboretum and Sculpture Garden			+
Wooden Stairs (east end)	+		

5.3 Next Steps

Next steps in the implementation of Riverfront Park would include the following:

- A biophysical impact assessment to determine plant and animal species that currently inhabit the site and any rare species that might be present.
- A site survey to delineate the site conditions and extent, including winter ice build-up.
- A geotechnical report to determine soil types and the depth of the bedrock for buildings construction.
- Any additional Engineering studies required to determine the specific servicing requirements of the proposed development and the feasibility of the small boat launch.
- Architectural and Landscape Architectural detailed design plans.

Tweedsmuir Landscape

TOWN OF COCHRANE
Operational Services
Parks & Facilities
Mailing Address: 101 RancheHouse Road, Cochrane, Alberta. T4C 2K8
Street Address: 124 Griffin Road, Cochrane, Alberta. T4C 2B9
Phone: (403 851-2590 • Fax: (403) 851-2592
E-mail: www.cochrane.ca

Parks Maintenance Standards

Cochrane Parks and Facilities Division has established the following classification system of parks maintenance according to the degree of development. Each classification requires a certain level of staffing, supplies and equipment support. The classification is sued to define the level of maintenance that will be provided in each category and to identify service reductions if maintenance funding is reduced.

Class "A" Parks

This classification represents the highest level of maintenance standards and is reserved for highly ornamental areas, public building sites and high profile areas. Presently no parks are included in this category.

Class "B" Parks

Including irrigated playground areas, main entrances and traffic islands.

Maintenance Activities		Frequency
Mowing	- Once per week (*24 weeks)*	24
Trim	- Every other mowing	12
Litter Control	- Every mowing - Garbage cans weekly	24 50
Spring Clean-up		1
Fall Clean-up		1
Fertilize		1
Aerate	- Playgrounds	1
Irrigate	- 1" or once per week	16
Chemical Weed Control	- As required	1 Maximum
Tree Pruning	- As required	
Fence Repair	- As required	
Bench Repair	- As required	
Irrigation maintenance	- Turf renovations	As Required
Playground Equipment Playground Inspections	- Monthly - Weekly	12 40

Class “B1” - Athletic Fields

Maintenance Activities		Frequency
Mowing	- Twice per week *(8 weeks)* - Once per week *(12 weeks)*	28
Trim	- Every other mowing	14
Litter Control	- Every mowing - Garbage cans weekly	28 50
Spring Clean-up		1
Fall Clean-Up		1
Fertilize		3
Aerate		3
Irrigate	- 1.5” or once per week	16
Chemical Weed Control	- As required	1 Maximum
Ball Diamond Maintenance	- Infield Maintenance *(3 times / week*) - Painting	60 20
Soccer Field Maintenance	- Painting - Bleacher Install/Removal	10
Fence Repair	- As required	1
Bench Repair	- As required	
Playground Equipment Inspections	- Monthly - Weekly	12 40
Irrigation Maintenance	- Turf Renovation	As required

Class “C” Parks

This classification includes all non irrigated areas in Big Hill Creek Park, Mitford Park, Pathway System and adjacent landscaping, boulevards.

Maintenance Activities	Frequency
Mowing	20
Trimming	10
Litter Control	20
Spring Clean-Up	1
Fall Clean-up	1
Fertilize	1
Aerate	1
Chemical Weed Control	1
Tree Wall Maintenance	2
Shale Pathway Repairs	5
Turf Renovation	As Required
Tree Pruning	As Required

Class "D" Parks

Parks in this category will have a low maintenance turf program; limited horticulture features (trees, shrubs) and generally is native grasses and shrubs. Examples are the open field east of Highway 22 and south of Griffin Road, Pipeline right-of-way and ditches along Highway 22.

Maintenance Activities	Frequency
Mowing	7
Litter Control	1
Spring Clean-up	1
Fall Clean-up	1
Limited Turf Renovation	1

Class "E" Parks

These are natural areas and include steep escarpments, gullies, coulees and park land in title to the Town but undeveloped.

Fence Lines In Parks

- Residents that back onto Municipal Reserves
    - Mowing/Trimming - up to one foot from the homeowners fenceline.
    - Where the resident does not have access to the back of his property (no gate), mowing is performed to the fence line.
- No trimming is performed on trees that were planted on the Reserves through the "Adopt-A-Tree" program. (Homeowner is responsible).
- Environmental Reserves - No trimming or mowing takes place except on either side of pathways where approximately a meter on each side is mowed.

Appendix G - Summary of Changes to the Draft Cochrane Open Space Master Plan

The following changes were made to the Draft Cochrane Open Space Master Plan, based on comments received during stage three public engagement and input provided by the Town of Cochrane and Council.

ELEMENT	CHANGES
Mountain Biking Trails	Addition of suggested locations for mountain biking trails. 9.2.10 Action 2, as follows: 2. Evaluate the potential for developing a mountain bike park and/or trails in South Ridge, Cochrane Ranche Historic Site along the creek (north east) connecting to Big Hill Springs, Riversong escarpment, and Area Agricultural Society Grounds.
Boat Launch and River Access	9.2.1 Open Space General Policies Actions 5. Work in partnership with Rocky View County and Glenbow Ranch Provincial Park to identify boat launch development opportunities.
Pathway and Trail Standard	Revisions to Table 13 Pathways and Trails Classification, as follows: Dimensions + Buffers Neigbourhood Pathway: 3.0 m wide + 1.0 m clearance** (instead of 2.0 m) Neigbourhood Trail: 3.0 m wide + 1.0 m clearance** (instead of 2.0 m) Multi-use Sidewalk: 3.0 m wide + 1.0 m clearance** (instead of 2.0 m) **Shall be 3.0 m except where environmental concerns justify a reduction in width. Surface Material: Addition of a note at the bottom of Table 13. "***Consider the use of paving materials with a more natural appearance, such as asphalt with stone aggregate surfaces."
Open Space Concept Plan	Addition of a neighbourhood pathway to connect the regional pathway along George Fox Trail to Bow Ridge Crescent through Bow Ridge Park. Revisions to Table 17 Phasing and Costing.
Open Space Concept Plan	Addition of the note "Increase Open Space" in Heritage Hills.
Open Space Concept Plan	Map 11. Open Space Concept Note: Some of the proposed open spaces identified in this plan are located on privately owned lands. The Town of Cochrane will consult with landowners before undertaking any action regarding these parcels.
Riverfront Park	2.2.2 Relevant Plans + Policies Twinning of Highway 22 At the time of highway twinning, parking lot design will be undertaken in accordance with recommended conditions.
Riverfront Park	5.3 Next Steps A site survey to delineate the site conditions and extent, including winter ice build-up.